



Campus Housing Evaluation Study

for

The University of North Dakota

ANDERSON STRICKLER, LLC



mahlum

March 1, 2016

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UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

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many tasks for one goal



Connected | Build Community | Global



Full/occupied Busy

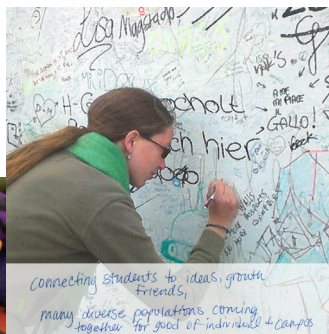


COLLABORATIVE, ACCEPTING

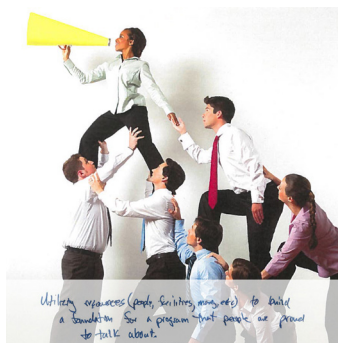
foundation
 collaborative
 busy growth
 vibrant
 community
 diverse
 accepting healthy
 goal connecting
 possibilities



- Possibilities
- Creativity
- Diverse - all colors necessary
- Structure/Pattern
- Different but linked/bound by some common element
- Colorful
- Vibrant



Connecting students to ideas, growth friends, many diverse populations coming together for good of individuals + campus



Utilize resources (people, facilities, money) to build a foundation for a program that people are proud to talk about.



opportunity for healthy dining option/selections, when students can meet friends for socialize + relax

EXECUTIVE SUMMARY

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

EXECUTIVE SUMMARY

The University of North Dakota retained the consulting team of Anderson Strickler, LLC (ASL) and Mahlum Architects (Mahlum) to conduct a comprehensive campus housing evaluation study in order to develop a plan for the next five to ten years. According to the RFP, the plan is to result in “a strong, self-sustaining operation that is responsive to changing student and institutional needs and expectations”. The consulting team’s work was made up of three phases: market research, facility assessment and programming, and development of a financial plan.

Market Analysis

UND HOUSING

- Whether they choose to live on campus or off campus, most students are satisfied with their current housing situation. In terms of campus residents, students living in Hancock Hall are the most satisfied, followed by Johnstone, Selke, Swanson Halls and the Student Apartments. Over 25% of those responding from Brannon, West, Smith, Walsh, and Fulton Halls showed some level of dissatisfaction.
- Students move off campus for a variety of reasons. Regarding facilities, the lack of living space and the small size of bedrooms topped the list. Most students prefer to cook their own meals, though do not necessarily move off campus because of dining services. “Dissatisfiers” in terms of rules and regulations include alcohol restrictions, quiet hours and the damage assessment process. When other reasons for moving off campus were listed, over half of survey respondents indicated that they are looking for more independence and want a private bedroom. The next most important reason is that campus housing is too expensive.
- Unit amenities in need of the most improvement are air-conditioning (for halls without it), internet, and temperature control. Top common area amenity improvements include guest parking, resident parking, wireless access throughout, and printing stations.

PEER INSTITUTION ANALYSIS

- The beds to enrollment ratio at UND’s peers runs from 13% to 67%; UND is above the 34% median, housing 40% of its enrollment. UND’s housing rates are the lowest regardless of unit type. In terms of a housing mix, approximately half of UND’s housing is in the form of semi-suites with the rest primarily in the form of traditional housing or apartments. All peers except St. Cloud and UND are 92% to 100% occupied. Despite declining enrollment at most of UND’s peers, most have or will be renovating or building new halls.

OFF-CAMPUS MARKET

- Grand Forks has exhibited sharp growth in multifamily units over the past few years. This trend has slowed. According to the city’s Planning & Community Development department, there are currently no multifamily projects under review. Vacancy rates are rising with several complexes particularly hard hit. Per-person median monthly costs are \$360 in rent and \$55 in other costs.



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UNIT PREFERENCES

- A ranking exercise conducted by UND administrators was conducted to determine how closely the existing housing system lined up with their preferred mix. The results demonstrated a close alignment with 74% deemed a “more appropriate” match, 19% “somewhat appropriate” and only 6% “less appropriate”. The two major elements to this close alignment is the availability of semi-suites for freshmen and sophomores and the apartments for seniors and graduate students.

HOUSING DEMAND AND RECOMMENDATIONS

- Based on enrollment data and survey results, the incremental demand for housing – demand from students the university currently does not serve – is 1,220 beds.
- Market research findings that provide particular insight to the facility and programming phase as well as the financial model include the following:
 - Rents should be re-evaluated. Currently, rents are lower for all residence hall unit types compared to UND’s peers.
 - Beware the off-campus market. At the moment, it is a renter’s market and is particularly attractive to students not subject to the living requirement. However, if the market turns around while campus housing is improving, the plan may need adjusting.
 - Be careful regarding level of construction and amenities. University Place apartments, though a relatively new facility, is not full and is only in the middle in terms of student satisfaction ratings. One reason may be its high rate relative to the market.
 - Though there is incremental demand for housing, the system does not need to grow to full demand in the near future. Though the recent dip in enrollment leveled off in fall 2015, there are still enough vacancies to be worked off during plan implementation. In addition, UND’s bed to enrollment count is higher than its peer median.
 - There is no need for a major shift in unit types at this point. There is currently a good match between what UND’s administrators believe is appropriate and what exists.
 - Consider building some singles. Only 4% of off-campus renters share a bedroom. Not having a single was one of the most-cited reasons survey respondents gave for moving off campus.
 - Implement a plan as soon as possible. Competition with the peer and off-campus market is growing and many of the buildings, especially the apartments will continue to suffer declining conditions.

Facility Assessment

As part of this study, a general facility assessment was executed in April 2015. This included campus touring of each residence hall and apartment complex operated by the UND Housing department. The assessment included 14 residence halls housing approximately 3,190 students in primarily suite-



EXECUTIVE SUMMARY

style and traditional single occupancy and double-occupancy bedrooms. The assessment also included 14 apartment complexes, totaling 76 buildings and housing approximately 1,150 students. The apartments ranged in size from studios to four-bedroom units.

The primary scope of the assessment was to provide general commentary on condition of the facilities are areas which are in need of repair, conditions that may be out of compliance with current building codes and finally, how modifications or alterations could be incorporated which could provide a better residential experience for students. The assessment was not to provide detailed assessment of condition of primary building systems, but general observations about the primary systems were noted.

Buildings assessment was evaluated in five key areas:

1. General primary structure, including foundation system, column and exterior wall system, floor system and roof system
2. General secondary structure, including interior walls and partitions, ceiling systems, window and door systems, and casework
3. Safety standards
4. Building accessibility (ADA)
5. Programmatic assessment

RESIDENCE HALLS

The overall condition of the residence halls was fairly consistent and in general, a 'step up' from the apartments. The residence halls are all constructed of durable, high quality materials and have withstood the test of time. Built of solid concrete masonry units, concrete floor decks and brick veneer, they have generous floor-to-floor heights, ample exterior windows and generous stairways.

The exterior of these facilities are also in outstanding shape and are very attractive amenities on campus – even the Wilkerson Complex is a very good representation of mid-century collegiate architecture. The Johnstone and Walsh complexes are even more attractive, 'collegiate gothic' inspired facilities and in very good shape. They are all significant assets on campus, worthy of continued utilization as residence halls and a good fit in the overall campus context.

The significant deficiency in the in residence halls is the same as the apartments – the overwhelming dated nature of flooring, paneling, lighting fixtures, furniture and finishes. All of these items are well past their serviceable life and contribute to an overall impression that the facilities are dated, unattractive and undesirable.

APARTMENTS

The condition of the apartments was generally consistent in terms of maintenance, upkeep and cleanliness. The majority of the apartments had an equitable level of finishes, as well as similar amenities, including small study areas or common areas, laundry, convenient parking and cable/Internet access. The two exceptions to this equity are University Avenue Apartments, which has a conference center, convenient store and ample lounge areas with hearths, and the Gallery Apartments, which includes an indoor swimming pool, hot tub and party room.



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Given the variety of age of facilities, there were deferred maintenance items that varied in scope from the newest to the oldest facilities. For instance, in the Bronson Apartments, the University is having to address water intrusion issues at the flooring of the patio doors, due to poor quality construction of the roof and gutter systems around the exterior deck areas. At the Northwestern Apartments, old roofing and lack of maintenance has resulted in some removal of wood framed walls, drywall and finishes to address mold and dry rot.

Planning

Enhancement studies were developed for most of the existing residence halls and apartments on campus, to better meet the goals of the housing plan and address off-campus offerings and market peers. The enhancements create more student amenity spaces in the upper levels of the halls.

RESIDENTIAL ENHANCEMENTS

- Modernize interior finishes
- Modernize furniture with flexible and comfortable seating for students
- Update plumbing fixtures and accessories
- Modernize interior lighting
- Select ADA upgrades, including promoting inventory-wide accessibility compliance and ADA assessments to clarify compliance path
- Upgrade exterior environments
- Enhance student amenities
- Update experience of tunnel system
- Update systems where appropriate

APARTMENT ENHANCEMENTS

- Modernize interior finishes
- Modernize furniture with flexible and comfortable seating for students
- Update plumbing fixtures and accessories
- Modernize interior lighting
- Select ADA upgrades, including promoting inventory-wide accessibility compliance and ADA assessments to clarify compliance path
- Upgrade exterior environments
- Update building systems where appropriate
- Select removal of inventory, possibly Northwestern Apartments and State Street Apartments



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Financial Plan

OVERVIEW

The recommended financial plan represents a framework for the funding of deferred maintenance, capital improvements and potential expansion of the student housing system to meet student preferences and increasing demand for on-campus housing. In general, the plan is composed of three programmatic phases:

1. **Short Term (1-5 years):** Focus on the freshman/sophomore experience and shore up retention by renovating the residence halls and refreshing the apartments to maintain cash flow.
2. **Mid Term (6-10 years):** Build new suites to compensate for the decompression of existing halls and renovate the apartments that will be retained.
3. **Long Term (> 10 years):** Demolish costly and obsolete apartments and develop new semi-suites as needed to meet rising demand.

The plan sets forth long-term assumptions regarding rents, expenses, development costs and escalation necessary to maintain a financially sustainable housing system. The financial assumptions are grounded in the current operation of the housing system and UND's standard approach to budgeting operations, maintenance and capital improvements. The budget for fiscal year 2016 serves as the baseline from which all projections are made.

The viability of this plan—both over the next ten years and beyond—will rest largely on several factors:

- As a strategic plan stretching over many years, the financial assumptions represent long-term averages. Likewise, the development program and phasing are based on the best information available at the time of the study. UND should anticipate that the plan will require adjustment on a regular basis to accommodate actual conditions that are not in line with projections, changing student preferences, actual costs of construction and renovation, and other factors external to student housing.
- Rental rates are very low compared to UND's peers and national norms. This has been accomplished historically by not fully allocating operating costs to housing. If housing is to become a positive attribute in recruitment and retention, rents must rise to normative levels to fund fully allocated operating costs (i.e., MIRA) and improve the quality of the residential experience.
- A key assumption of the plan is that revenues can be increased at a faster rate than operating costs. If inflation drives costs too high to sustain this differential between revenues and expenses, it may be necessary to suspend the project schedule for a period until rents and operating costs can be brought into alignment.
- The plan's rental rates for new housing have been estimated based on current on-campus housing rents and adjusted for upgrades in configuration and amenities and embrace differentiated rates for particular amenities. However, off-campus rental rates and new



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developments will be a determining factor in weighing the students' on-campus vs. off-campus housing decision, and so must be tracked on an annual basis.

CAPITAL REQUIREMENTS

Table 1 summarizes the projects that make up the first 10 years of the capital improvement plan. The total cost of development—including construction hard costs, FF&E, soft costs, contingency and financing costs—is \$173 million.

Project	Project Type	Beds	Development Budget	Scheduled Completion
Noren Hall	Maintain/Reno	281	9,705,000	Jul-2017
West Hall	Maintain/Reno	261	10,015,000	Jul-2018
Selke Hall	Maintain/Reno	278	10,284,000	Jul-2019
New Suites	New Hall	160	17,416,000	Aug-2019
McVey Hall	Maintain/Reno	265	10,534,000	Jul-2020
Apartment Updates	Maintain/Reno	0	7,489,000	Aug-2020
Brannon Hall	Maintain/Reno	278	10,893,000	Jul-2021
Johnstone Hall	Maintain/Reno	108	5,950,000	Jul-2022
Bek Hall	Maintain/Reno	150	7,525,000	Jul-2022
Hancock Hall	Maintain/Reno	57	5,055,000	Jul-2023
Fulton Hall	Maintain/Reno	153	6,584,000	Jul-2023
New Semi-Suites	New Hall	300	30,201,000	Aug-2023
Smith Hall	Maintain/Reno	238	12,494,000	Jul-2024
Squires Hall	Maintain/Reno	230	15,216,000	Jul-2024
Walsh Hall	Maintain/Reno	362	13,347,000	Jul-2025
		4,510	\$ 172,708,000	

Table 1: Summary of Projects

The refresh of the existing apartments is a key component of the first phase of projects. These facilities are in dire need of updating but cannot be fully renovated or replaced now because of their positive contribution of cash flow to the housing system. The \$7.5 million in the budget is considered the minimum necessary to maintain their condition until they can be addressed more fully later in the plan.

CREATING DEBT CAPACITY

The acquisition of University Place suites—with attendant debt obligations—has significantly reduced the remaining debt capacity of the housing system. To restore and augment that capacity, it will be necessary to control operating expenses and raise room rates through FY2026.

The most important issue for UND is to maintain a positive differential between revenue growth and expense growth. The current plan assumes that the spread between the two needs to be 2.0% percent to support the program for renovation, new construction, and capital improvements. The long-term average in the financial plan is for rents to increase 5.0% through FY2026 and expenses to increase 3.0% annually.



MARKET ANALYSIS

MARKET ANALYSIS

Methodology

FOCUS GROUPS

ASL representatives conducted focus groups on campus April 7-9, 2015. The groups were comprised of eight different cohorts: residents in semi-suites, off-campus residents, apartment and University Place residents, traditional/semi-suite hall residents, student government representatives, residents in living/learning communities, residence hall government representatives, and apartment residents. Using a moderator's guide ASL developed with input from the university, the moderators asked questions about students' current housing situation, lifestyle preferences, preferred unit types and amenities, and budget considerations. Each of the 50 participants was provided a \$20 honorarium. Results were used to craft survey questions. Focus group notes are in Attachment 1.

PEER INSTITUTION ANALYSIS

University representatives selected ten institutions for the study. Most participated while for a few, ASL had to rely on the institution's website.

- Bemidji State University
- Concordia State University
- Iowa State University
- MSU –Mankato
- MSU-Moorhead
- North Dakota State University
- St. Cloud State University
- UM-Duluth
- UM-Twin Cities
- UW-Madison

ASL gathered data on unit types and rates, enrollment, tuition and fees, occupancy, meal plan and live-on requirements, and posed a series of questions on various aspects of renovation and new construction plans. Peer data is in Attachment 2.

OFF-CAMPUS MARKET ANALYSIS

ASL toured the local area to gain an understanding of the neighborhoods and housing in which students live based on suggestions from administrators and students. ASL gathered data on rents, unit sizes, policies, amenities, distance from campus, number and age of units, and occupancy. This information is supplemented by data gathered in the student survey. Included in the analysis are 15 conventional complexes and two complexes that rent by the bed. A summary of the data is in Attachment 3.

STUDENT SURVEY

ASL designed a web-based survey for students. The purpose of the survey was to collect students' demographic information, information on students' current housing situation, and information on desired unit types at estimated rents. To notify students, the university sent an electronic mail message to students inviting them to respond. As an incentive to respond to the off-campus survey,



MARKET ANALYSIS

cash prizes were offered to four randomly selected respondents (totaling \$500). With 1,102 full-time responses from a full-time enrollment of 10,786, the survey achieved a 10% response rate. Of the total 1,102 headcount responses, 548 respondents lived on campus and 554 lived off campus. A tabulation of survey responses is in Attachment 4, while demographic information has been incorporated into Attachment 5.

DEMAND ANALYSIS – INCREMENTAL DEMAND

ASL’s methodology for incremental demand centers on the off-campus population. The methodology for calculating demand uses the responses to Question 27 on the survey asking where respondents “would have lived” had their preferred unit type been available for the current academic year. The first step in calculating demand is to determine a capture rate for each class level (e.g., freshman, sophomore) using the following equation:

$$\frac{\text{Number of Off-Campus FT Respondents Definitely Interested in Housing}}{\text{Number of FT Off-Campus Respondents}}$$

The capture rate for each class level reflects the percentage of respondents of each enrollment status (e.g., freshman) at each level of interest (e.g., definitely interested). A “closure” rate is necessary to reflect that not all students who express interest will sign a lease. ASL assumes a 50% closure rate for those who indicated that they “definitely would have lived” in the housing and a 25% closure rate for those who indicated that they “might have lived” in the housing (or 50% of those with 50/50 interest). For each class level, enrollment is multiplied by the capture rate; then the closure rate is applied to yield the demand.

UND Housing

OVERVIEW

Current capacity for on-campus housing is 4,339 in a mixture of unit types as shown in Table 2.

Unit Type	Beds
Traditional	838
Semi-Suites	2,353
Apartments	1,148
	4,339

Table 2: Housing System – Bed Types

FY 2014 average occupancy in the residence halls was 79% of designed capacity, University Place was at 92%, and the apartments at 94%.

STUDENT SATISFACTION

On- vs. Off-Campus

Whether they choose to live on campus or off campus, most students are satisfied with their current housing situation. As shown in Figure 1, when “very satisfied” and “satisfied” are added together, 81% of on-campus students and 88% off-campus students are satisfied.



MARKET ANALYSIS

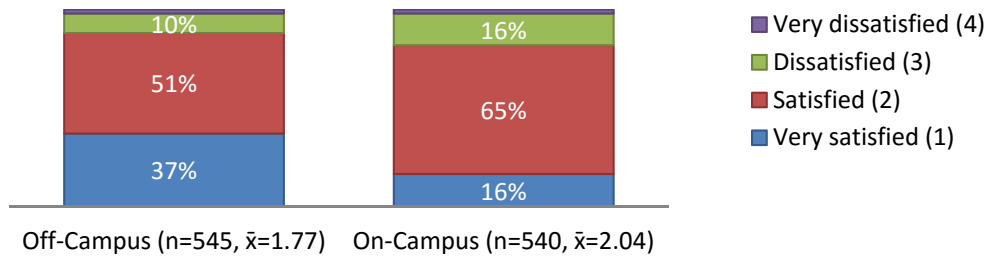


Figure 1: Satisfaction with Housing

Figure 2 demonstrates the level of satisfaction by residence hall. This analysis indicates that students living in Hancock Hall are the most satisfied, followed by Johnstone, Selke, Swanson Halls and the Student Apartments (but not University Place). Over 25% of those responding from Brannon, West, Smith, Walsh, and Fulton Halls showed some level of dissatisfaction.

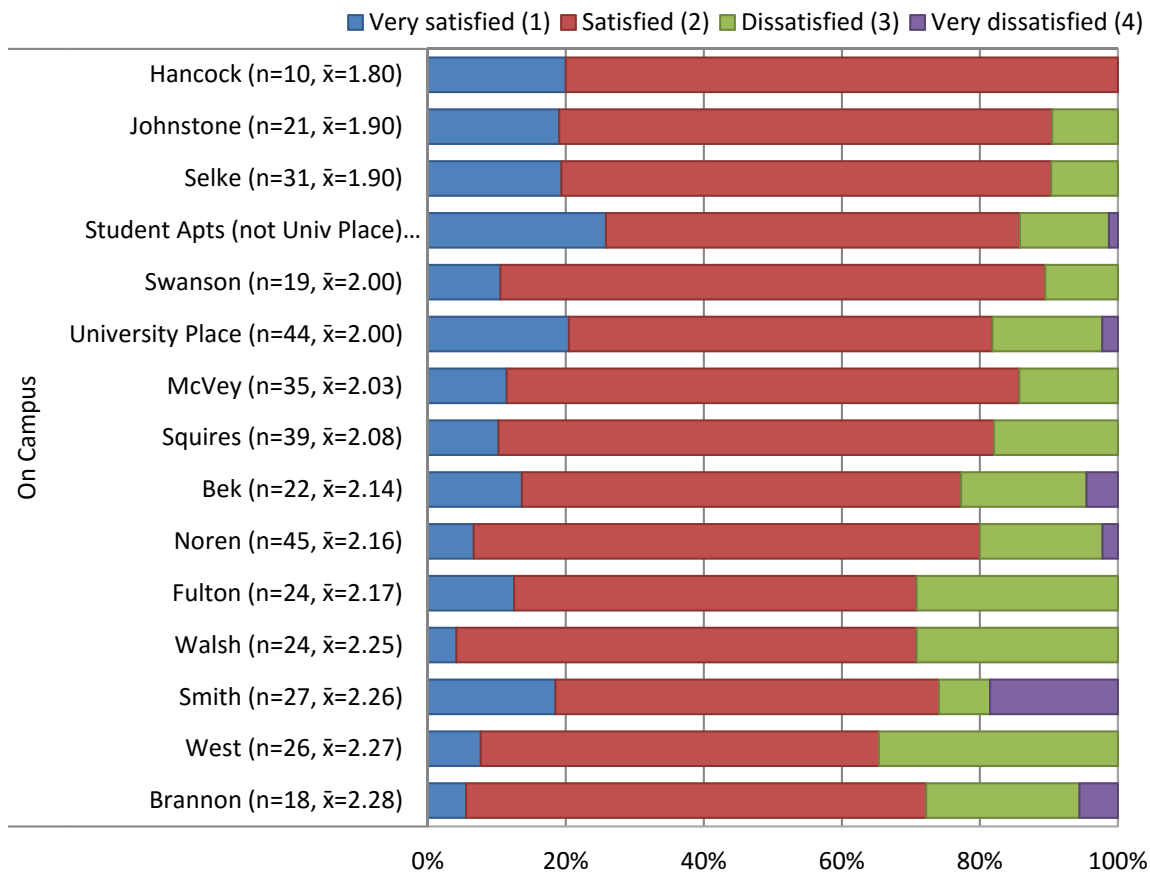


Figure 2: Satisfaction with On-Campus Housing

When sorted by class, survey results show that students living off campus are generally more satisfied with their current housing situation than those living on campus. First-time freshmen seem satisfied whether they live on or off campus, however returning students or other freshmen indicate a fairly high level of dissatisfaction but the number of respondents in this category is fairly small. See Figure 3.



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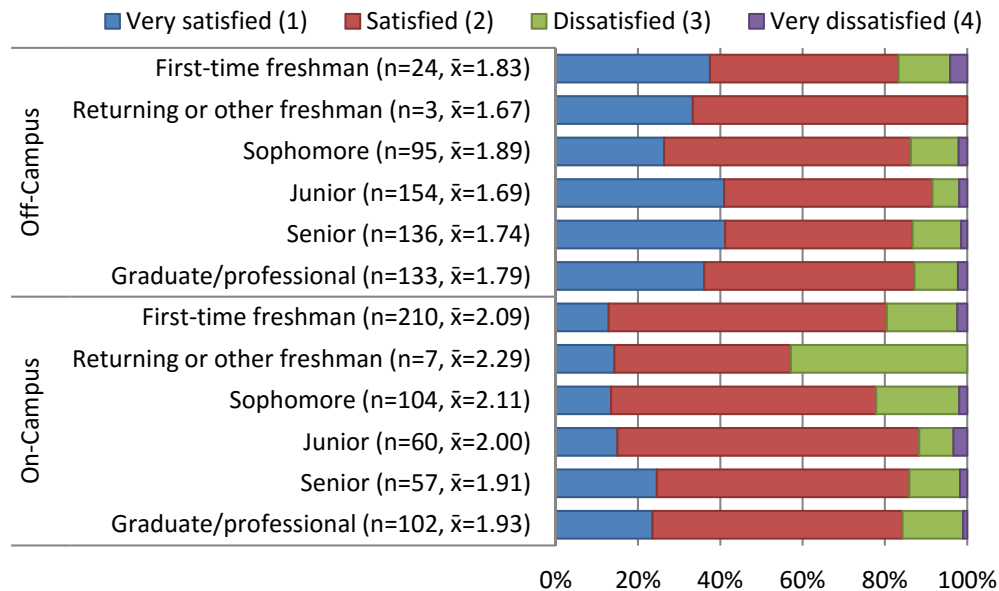


Figure 3: Satisfaction by Class and Living Situation

Focus group feedback sheds some light on overall reasons for satisfaction and dissatisfaction. Comments fell into five main categories: convenience, community, academics, facilities, and rules and regulations. Convenience was defined as proximity to classes and dining, no need to commute, easy access to the tunnels, having utilities and laundry costs included in their bills, and location near campus jobs. Positives in terms of community were noted most frequently in relation to making friends as freshmen, sometimes even meeting in a community bathroom. Participants also appreciated the academic aspects of living in the halls with a number of participants providing positive feedback on the living/learning communities.

Perceived negatives revolved almost exclusively around the facilities. Participants commented that the buildings are outdated and institutional, the rooms are small, the walls are thin and easily transmit noise, some buildings lack air-conditioning, the common area kitchens are old and small, the common areas in general are unwelcoming and lacking in number, there are not enough singles which limits privacy, and the wireless service is of poor quality. The value of the housing – price vs. the quality – was viewed as over-priced but would be perceived as a “better deal” if the units were renovated. Unpopular policies include common area damage policies, dry campus regulations, and overnight guest policies which lead to a sense of a “lack of freedom.”

Amenities

Survey respondents who live on campus or have lived on campus previously were asked a series of questions related to the importance of student housing amenities and how well on-campus housing meets students’ needs for each listed feature. Three areas were explored: In-Unit Amenities, Common Area Amenities, and Student Life Issues. Students were permitted to rank each amenity or

MARKET ANALYSIS

service on a scale of 1 (not important) to 10 (most important). To analyze the data, the average value of all importance and satisfaction responses was used to generate a rating for each amenity.¹

Table 3 shows the importance ranking for each in-unit amenity and the rating given by participants on how well the university is meeting their needs.

In-unit Amenities	Importance Rating	Satisfaction Rating
High-speed Internet connection	9.10	6.91
Furnished units	6.20	6.52
Private bedroom	7.31	5.67
Semi-private bathroom	6.73	6.72
Full-sized bed	6.19	4.22
Temperature control	7.79	5.38
Energy-efficient windows	5.66	5.03
Overhead lighting	6.94	6.49
Full kitchen in unit	6.28	4.45
Washer/dryer in unit	6.25	3.85
Kitchenette in unit	6.07	4.23
Air-conditioning	7.79	4.58
Premium cable TV	5.46	6.41
Microwave	6.26	5.34
In-bedroom sink	4.28	3.76
Closet/storage space	8.20	6.36

Table 3: In-Unit Amenities Ranking

Plotting each amenity’s position on a chart with the Importance Rating on the vertical axis and the Satisfaction Rating on the horizontal scale yields Figure 4. The gray line in the graph shows a “baseline” where the importance of an amenity and the satisfaction are equal. For example, semi-private bathrooms are important to students and the university is meeting this need. Students are satisfied with the features in the upper left quadrant (furnished units and premium cable), but these are of fairly low importance to the students. Of concern are those features in the lower right quadrant, such as air-conditioning and temperature control, where importance is high but satisfaction is low.

¹ There were 299 survey respondents who live on campus or who have lived on campus previously.



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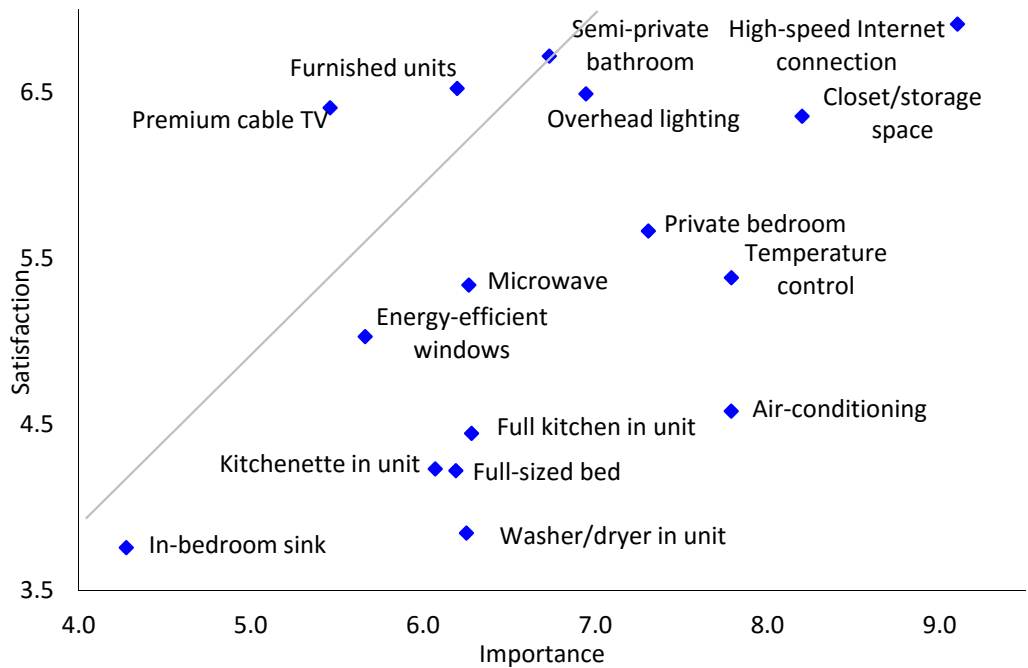


Figure 4: Importance vs. Satisfaction of In-Unit Amenities

Table 4 shows the importance ranking for each listed common area amenity and the rating given by participants on how well the university is meeting their needs.

Common Area Amenities	Importance Rating	Satisfaction Rating
Number/location of laundry facilities	7.45	6.49
Comfortable common area furniture	6.22	5.47
Quiet study areas	7.16	5.52
Computer lab /data access lounges	5.83	4.80
Printing station only (no computers)	7.01	4.46
Weight room/fitness center	6.25	4.48
Social gathering / comfortable lounges	6.18	5.52
Common area kitchen	5.17	5.31
Game room / Indoor recreation space	5.19	5.10
Outdoor green space for recreation	6.35	5.76
Outdoor green space for studying or socializing	6.33	5.43
Classroom / group meeting space	5.66	4.96
Resident parking	8.46	5.94
Guest parking	7.51	3.87
Underground tunnels or enclosed walkways between buildings	7.26	5.49
Pet friendly	5.16	3.13
Wireless access throughout	8.79	6.57

Table 4: Common Area Amenities Ranking



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When results are plotted on the graph shown in Figure 5, the baseline indicates that while a low priority for residents, the university is meeting expectations for community kitchens. The university could improve the number of printing stations in residence halls as well as guest parking.

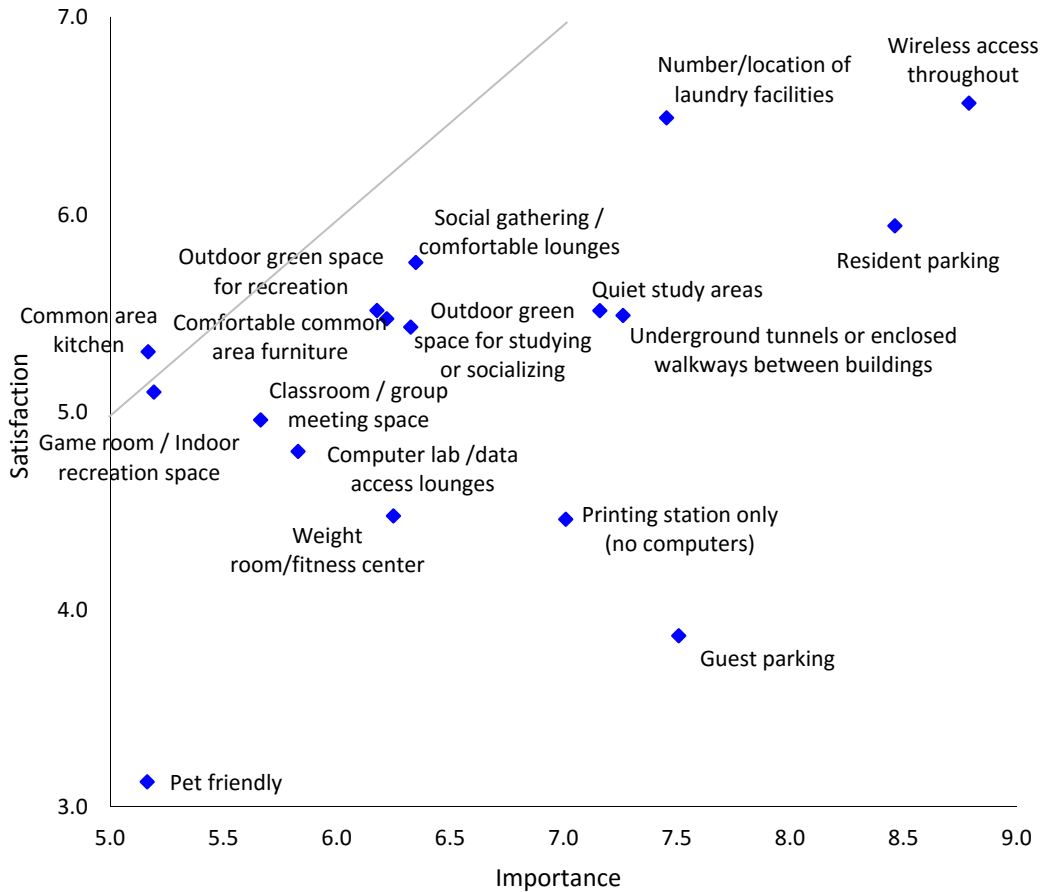


Figure 5: Importance vs. Satisfaction of Common Area Amenities

Table 5 shows the importance ranking for each listed student life issue and the rating given by participants on how well the university is meeting their needs.

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	Importance Rating	Satisfaction Rating
Student Life Issues		
Ease of meeting people and making friends	7.30	6.34
Safety considerations	7.78	7.16
Convenience of on-campus location	8.05	7.54
In-hall tutoring services	4.33	3.91
In-hall academic advising	4.18	3.60
In-hall writing center	4.12	3.62
In-hall counseling services	4.12	3.82
Ability to attend classes in my hall	3.79	3.40
Ability to live near those in my same academic year	5.63	6.08
Ability to live near others with interests similar to mine	5.94	5.41
Ability to live near others with whom I take classes	5.43	5.11
Ability to live with opposite sex/gender roommate	5.37	3.87
Availability of social events in my hall	5.61	5.68
Availability of programs to develop leadership skills	5.00	4.86
Opportunity to interact with a more diverse population	5.30	5.28
Availability of educational programs in my hall	4.47	4.67
Opportunity to interact with faculty members where I live	4.11	4.21

Table 5: Student Life Issues Ranking

There are no serious concerns regarding student life. The importance of social events in residence halls, opportunities to interact with a diverse population, and faculty members where students live match students’ expectations and satisfaction in these areas. While satisfaction levels are low for the ability to live with someone of the opposite sex, in-hall tutoring services, counseling services, writing centers, academic advising, and the ability to attend classes in residence halls, the importance to students is low. See Figure 6.

MARKET ANALYSIS

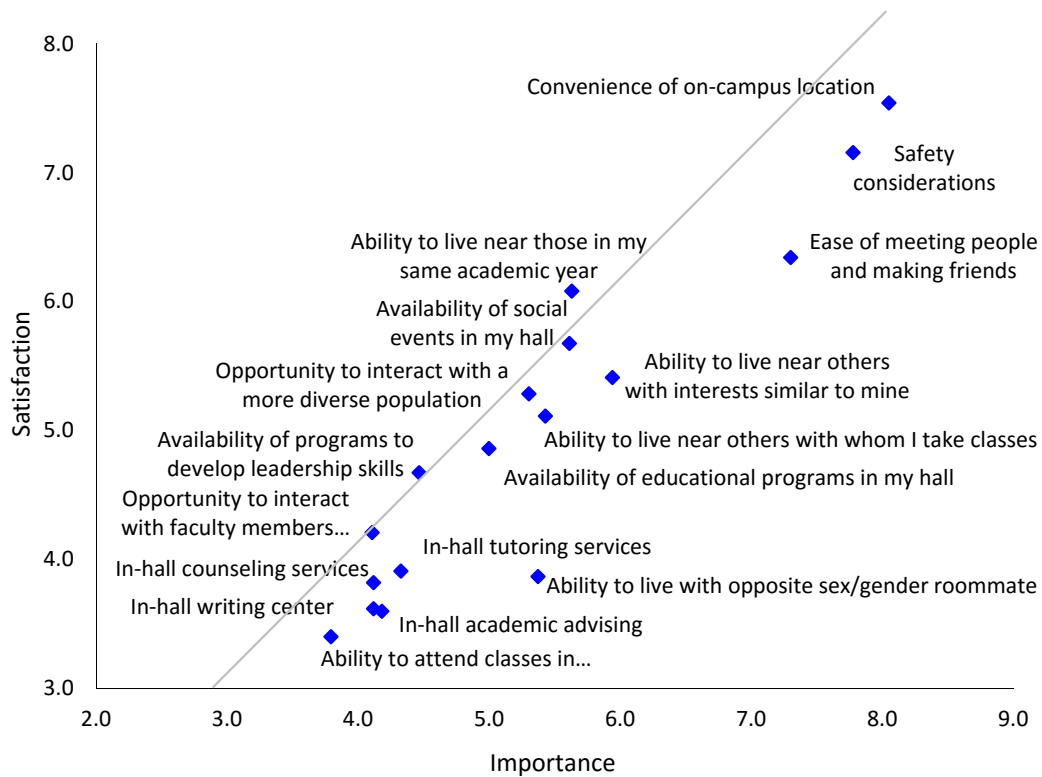


Figure 6: Importance vs. Satisfaction of Student Life Issues

WHY STUDENTS MOVE OFF CAMPUS

Over half of off-campus survey respondents (68%; 285 students) have lived on campus but then decided to move off campus. Students tend to move off campus because they dislike campus housing facilities, the dining services and meal plan requirement, rules and regulations, and other reasons. These students were asked a series of questions to try to identify the primary reasons students choose to live off campus after living on campus.

Regarding facilities, the lack of living space and the small size of bedrooms in campus housing topped the list as seen in Figure 7.

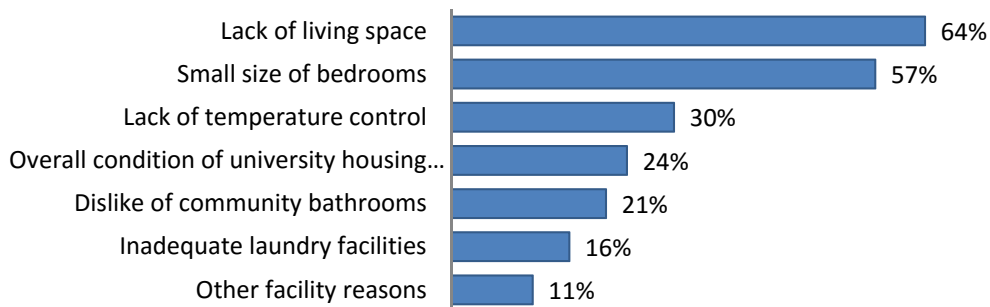


Figure 7: Reasons Students Move Off Campus: Facilities

MARKET ANALYSIS

Figure 8 shows that most students prefer to cook their own meals. They do not move off campus because of meal plans or dining services per se.

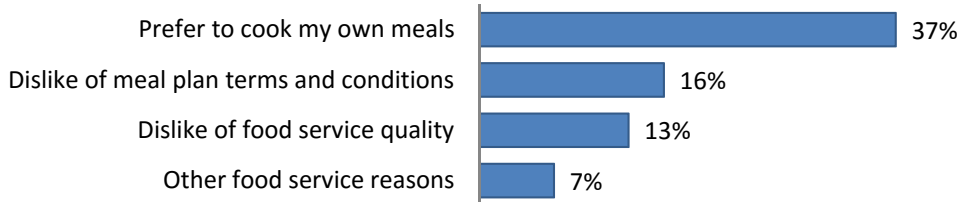


Figure 8: Reasons Students Move Off Campus: Dining Services

Alcohol restrictions in campus residence halls is a primary reason for moving off campus for nearly half of the sample. Adhering to residence hall quiet hours and UND’s damage assessment process are additional reasons for about 30% of the sample. See Figure 9.

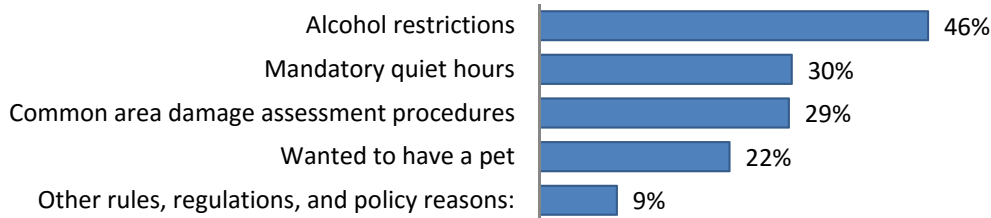


Figure 9: Reasons Students Move Off Campus: Rules, Regulations, Policies

When other reasons for moving off campus were listed, over half indicated that they are looking for more independence and want a private bedroom. The next most important reason is that campus housing is too expensive. Safety, proximity to a job, or establishment of North Dakota residency are not significant reasons for moving off campus as shown in Figure 10.

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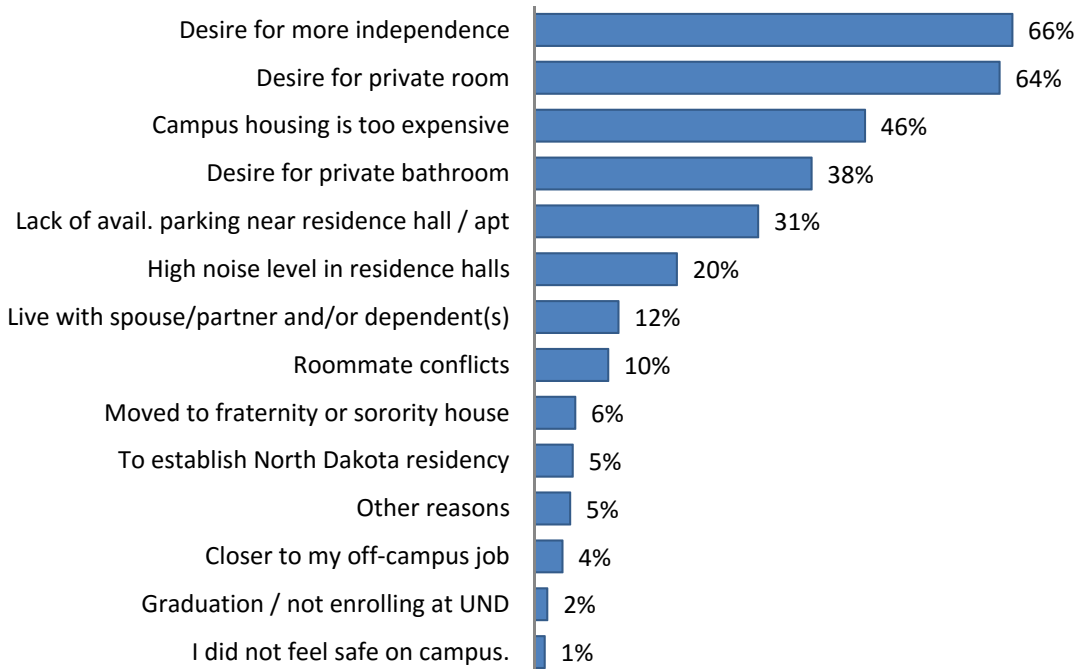


Figure 10: Other Reasons Students Move Off Campus

Peer Institutions

ENROLLMENT

Between 2013 and 2014, UND saw a 3.4% decline in total enrollment. Most peer institutions also saw a decline in enrollment but Iowa State’s enrollment increased by 4.5% and MSU Mankato’s enrollment increased by 9% as shown in Figure 11.

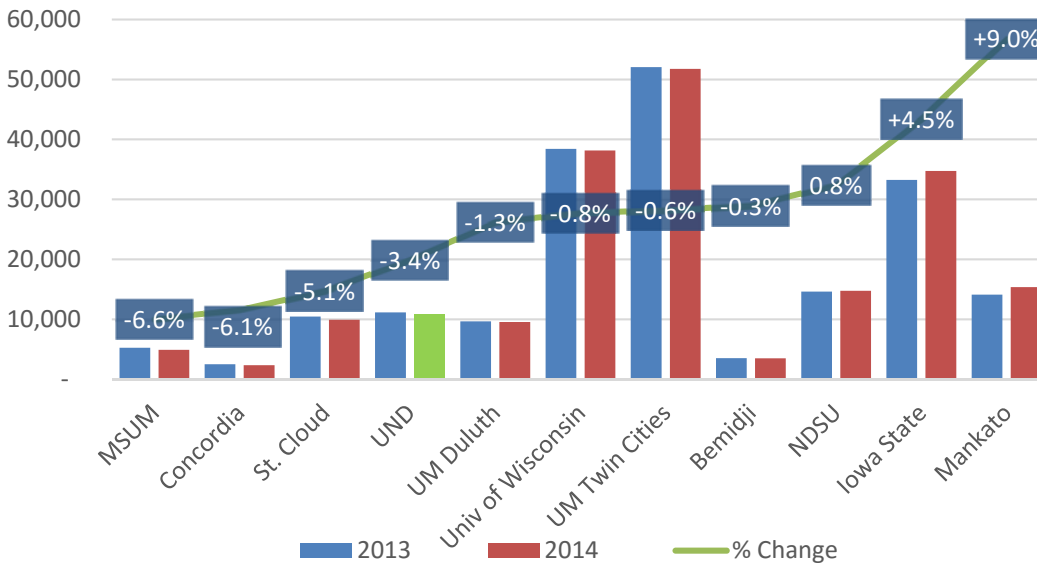


Figure 11: Enrollment Change between 2013 and 2014



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UND has the capacity to house nearly 4,400 students. Iowa State offers the most housing with just over 12,000 beds and Bemidji offers the fewest at 1,496. Of the 10 peers included in the analysis, beds as a percent of full-time enrollment ranged from 13% at UM Twin Cities to 67% at Concordia as shown in Figure 12. Housing 40% of its enrollment, UND is above the median of 34%.

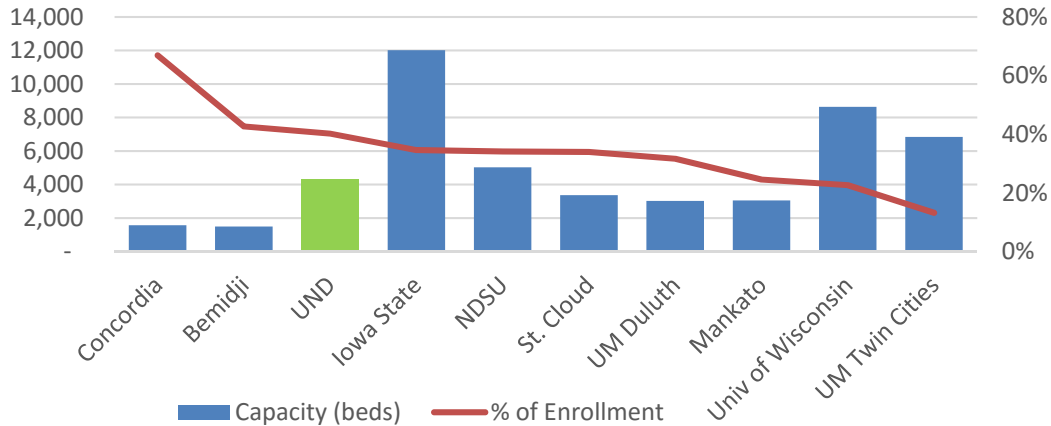


Figure 12: Beds as a Percent of Enrollment

OCCUPANCY

As seen in Figure 13, UND and St Cloud report less than desirable occupancy for fall 2014. NDSU, Iowa State, and MSU Mankato show housing occupancy at 97% or greater.

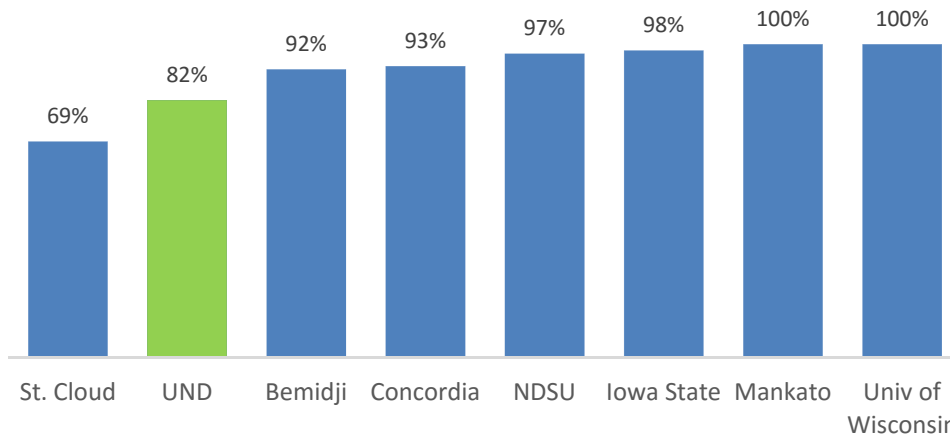


Figure 13: Occupancy Rates

HOUSING MIX

UND's peers offer a variety of housing types, as seen in Figure 14. For eight peers, 50% or more of the housing is traditional-style. UND's primary unit type, semi-suites, is found at seven peer institutions. Only two offer suites. Seven peers have apartment-style housing for single students and seven have apartments rented by the unit, typically reserved for families and/or graduate students, including UND.



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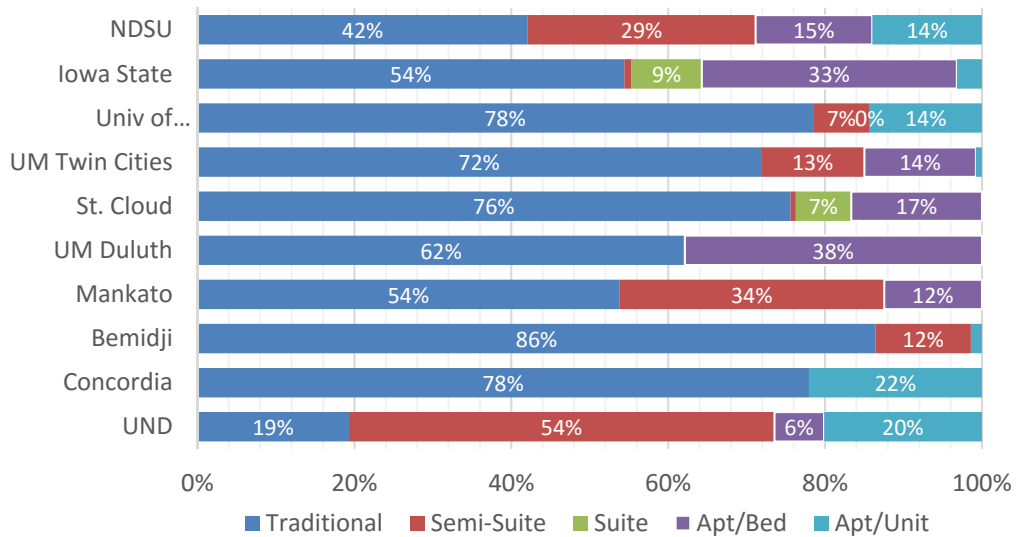


Figure 14: Housing Mix

COST OF HOUSING

As seen in Figure 15, at \$2,870 UND charges the lowest rate for a double bedroom in a traditional residence hall than any of its peers. The highest rate is \$7,484 at University of Wisconsin. The median rate for a double in a traditional hall is \$4,839.

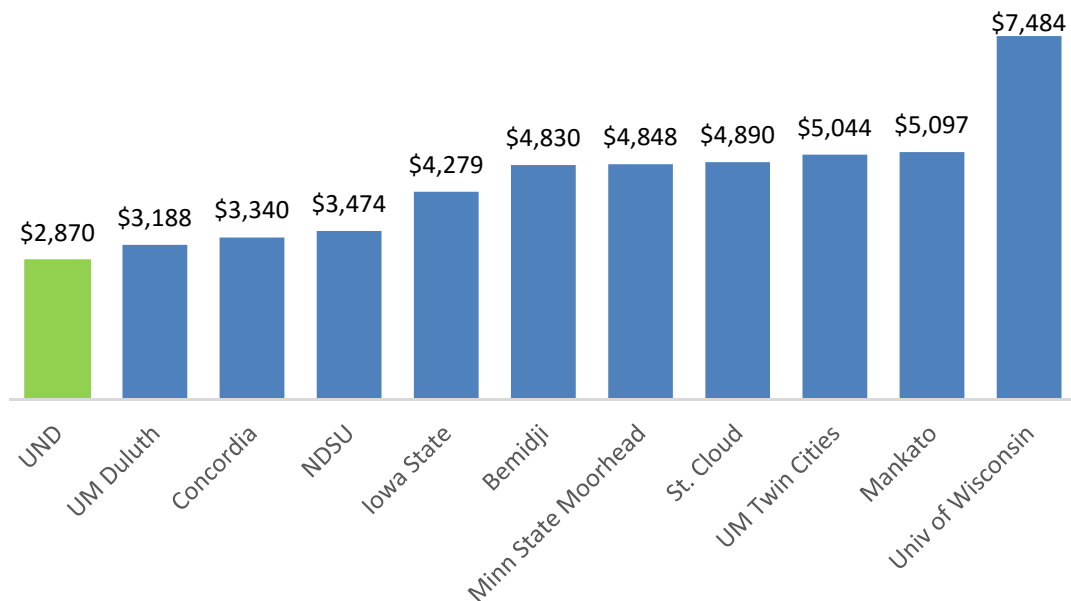


Figure 15: Academic Year Rate for a Traditional Double

Figure 16 shows that UND rates for single and double-bedroom semi-suite housing are lowest of all its peers. The median for a double-occupancy bedroom is \$5,844 and the median for a single-



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occupancy bedroom is \$6,370. UND's rates are \$2,870 and \$3,640 respectively. The highest rates are found at MSU Mankato and University of Wisconsin.

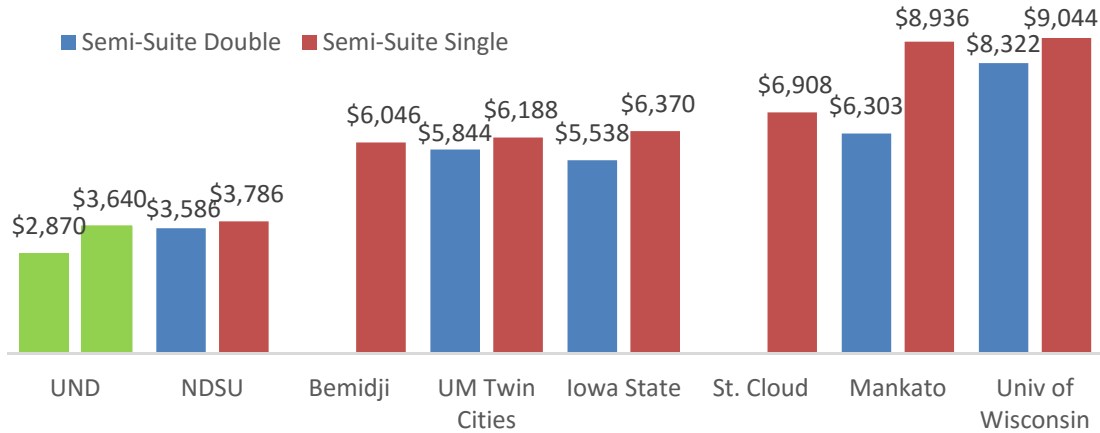


Figure 16: Academic Year Rate for a Semi-Suite

As seen in Figure 17, when room, board, tuition, and fees are added together, the cost to attend UND is lowest of its peers at \$14,761 per year. The median is \$16,276 – just %1,515 higher than UND's total cost. The highest is Concordia, a private institution, at \$43,504.

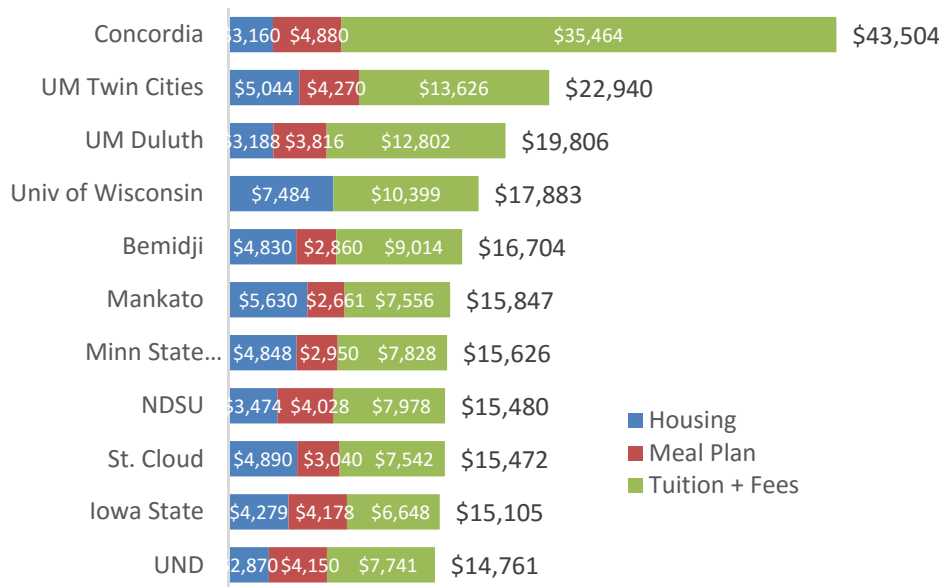


Figure 17: Total Cost of Attendance

POLICIES AND AMENITIES

Only four of the 10 peers have a live-on requirement. Like UND, Bemidji, NDSU, and MSU Moorhead require first-time freshmen to live on campus; Concordia requires both freshmen and sophomores to live on. All schools except for UM Madison have meal plan requirements, but most do not require meal plans for students living in apartment-style housing. Table 6 lists all residency and meal plan policies.



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Institution	Live-On Requirement	Meal Plan Requirement
Bemidji State University	1 st year students	New students <18 credits, live in res halls, required 1 st AY
Concordia State University	Freshmen & sophomores	All residence hall residents
Iowa State University	No	Depends on hall, all but two
MSU -Mankato	No	All residence hall residents
MSU-Moorhead	1 st year students	All residence hall residents
North Dakota State Univ.	1 st year students	All residence hall residents
St. Cloud State University	No	Res hall freshmen
UM-Duluth	No	All residence hall residents
UM-Twin Cities	No	All residence hall residents
University of North Dakota	1 st year students	All res hall students, 1 st year unlimited
UW-Madison	No	No meal plans, a la carte on cards discounted 20% to 30%

Table 6: Living and Meal Plan Requirements

While most peers have policies dictating who can live in apartment-style housing, three permit freshmen to live in apartments, six permit sophomores, eight permit upper-division and graduate students, and five permit international students. Five offer faculty and staff housing and five offer family housing.

The most common amenities and community spaces at peer institutions are floor lounges, on-site laundry facilities, community kitchens, furnished units, game rooms, study lounges, computer labs, air-conditioning and Wi-Fi. The least common are playgrounds, fitness centers, living-learning communities, volleyball courts, chapels, dining hall, campus shuttle, and classrooms.

RENOVATION AND NEW HOUSING PLANS

Bemidji State University

In 2010 Linden Hall was reconfigured from traditional double-loaded corridors to suite-style. In 2012, Birch Hall was redeveloped with infrastructure upgrades and room enhancements. The university is currently planning a public-private partnership for off-campus apartments for students to be managed by University.

Concordia State University

Cosmetic renovations for two traditional halls in 2005 included updated bathrooms, and all room furnishings. In 2013 Concordia added upgrades to plumbing and ventilation to another hall with little cosmetic value added. Plans call for reconfiguring Brown Hall into suite-style units for 2017.

Iowa State University

Larch Hall underwent a renovation in summer 2015 with new flooring, furniture, windows, elevators, and lighting. Willow Hall was remodeled in summer 2014. Each room received new flooring, paint, lighting, furniture and lofts.

An eight-story building, scheduled to open in spring 2017, will provide a home for 784 students. The main floor will offer two recreation areas, as well as group and private study spaces, offices, laundry and an outdoor patio. Elevators will open into a “front-porch” gathering area. Floors consist of two



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houses. Each house has its own den, as well as two restrooms designed to maximize privacy. Rooms will house two students each.

MSU Mankato

Five of the nine late-1950's-era four-story buildings have been renovated (2007-2012) to include new closets, flooring and lighting, renovated common area kitchens, upgraded floor lounges, new tile in community bathrooms, new ceilings and finishes in hallways, new electrical and heating systems, and addition of air-conditioning.

Mankato amended their lease agreement with the owner of their master-leased apartment complex to include construction of an eighth building, which students occupy on the same terms as the existing buildings. The building came on line for fall 2015. Housing administrators continue to tinker with how many doubles to offer at that location, mainly in response to capacity needs and the desire to not use lounges as Expanded Housing. Mankato wants all students to get assigned to a 'real' room assignment upon arrival, and for all floor lounges to be available for meetings, events and studying.

MSU Moorhead

Renovated in 2013-2014, the first floor of West Snarr offers an open lounge with fireplace, multi-purpose room for studying and events, a kitchen, and hall desk with mail services for the entire Snarr complex. The renovation offers updated student rooms with new, versatile furniture. Each floor is complete with renovated lounges, laundry rooms, and bathrooms with private toilet and shower rooms that are shared by the floor.

St. Cloud State University

In August 2012, Case and Hill Halls reopened after a \$12.8 million renovation project. Updates included wider doorways, larger bathrooms, improved kitchen facilities, a computer tech center, video surveillance, and card access. The three sections of Shoemaker Hall were upgraded in 2012 and 2014. Renovations included smaller and more private bathrooms, upgraded Wi-Fi, air conditioning, kitchen and lounge facilities on every floor, two laundry rooms, and a recreational game room. St. Cloud does not anticipate any new construction for at least five years.

North Dakota State University

NDSU is currently working on full renovations of all common area bathrooms. The schedule, which started two years ago, calls for one or two "stacks" to be renovated each year. The final product is a spa-like finish with fully private rooms for showers and toilets. The process will continue for 6 more years.

NDSU is considering completely remodeling Churchill, one of the oldest all-male halls, in the next couple years. Also a multi-phase approach to University Village Apartments is planned. (These are apartments rented by the unit.) Phase 1: tear down the remaining UVA; Phase 2 rebuild with more capacity.

University of Wisconsin

UW is in the process of renovating all 144 University Houses apartments by replacing mechanicals, creating new laundry rooms, upgrading electrical, improving heating system, upgrading wireless ResNet, renovating baths and kitchen, replacing flooring, and improving the façade. As part of a housing master plan, seven halls have been renovated. In the next six years, University Housing will



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renovate an additional eight residence halls and dining venues to update infrastructure and improve amenities in many existing historic facilities.

Off-Campus Market

NATIONAL AND STATE MULTIFAMILY TRENDS

According to Marcus & Millichap, a real estate investment service firm, the national apartment market is experiencing an increase in demand, a trend that is expected to continue into 2016 mainly in areas with high rents. In 2015, developers added 250,000 units, up slightly from 2014. The vacancy rate will drop from 4.5% to 4.3% between the end of 2014 and the end of 2015 (5% is the rule of thumb for a market in balance). Because of the increase in new units, Class A vacancies will be higher than in Class B/C properties. Rent growth in 2015 is expected to reach 5.6%. The reasons for the high level of demand are an improved economy, increased consumer spending, immigration, job gains – especially for those in the prime rental group of 25 to 34-years-old, and a continuing preference for renting over homeownership by the millennials.²

From 2010 through mid-2014, new housing was built in North Dakota at a faster pace than anywhere else in the United States. Most of this activity was a result of the population growth by those attracted to jobs in the oil industry. The number of housing units in the state grew by 10.4% during this time period, far ahead of the second place state – Texas with 4.5%. Though Williams County was at the center of this growth, out-migration from those leaving Williams County increased housing demand in other parts of the state.³ However, by the beginning of 2015, the drop in oil prices lead to a decrease in rents of 15 to 20% in oil-producing areas. Though there is still demand for housing, occupancy rates have dropped to 92% - 95% as opposed to tales of people living in their cars.⁴ In 2013, the Grand Forks real estate market was out of balance with homes being sold within hours and a 2.29% rental vacancy rate. The addition of more housing has helped bring the market back into balance.⁵

GRAND FORKS MULTIFAMILY DEVELOPMENT

As can be seen in Figure 18, Grand Forks exhibited sharp growth in multifamily units over the past few years. This trend has slowed. According to the city's Planning & Community Development department, there are currently no multifamily projects under review.

² "The Apartment Outlook", Summer 2015, Marcus & Millichap

³ "North Dakota Housing Growth Tops in the Nation", June 5, 2015, Finance & Commerce

⁴ Rent Drops in North Dakota's Pricy Apartment Market", March 2, 2015, Prairie Business, Ernest Scheyder

⁵ "2015 North Dakota Real Estate and Housing Market Predictions", Housingpredictor.com



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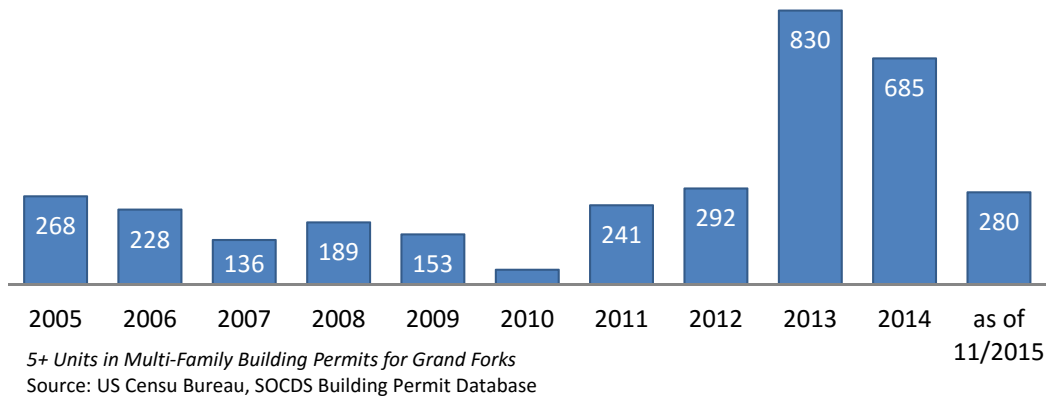


Figure 18: Grand Forks Building Permits

As expected with the increase in new development, data collected by Greater Grand Forks Apartment Association shows an upward trend in total units in two of the three districts most likely to have some number of student residents as shown in Figure 19. District 1 is the neighborhood surrounding campus, District 3 is the area directly south extending to 17th Avenue S, and District 5 is south of 17th Avenue S.

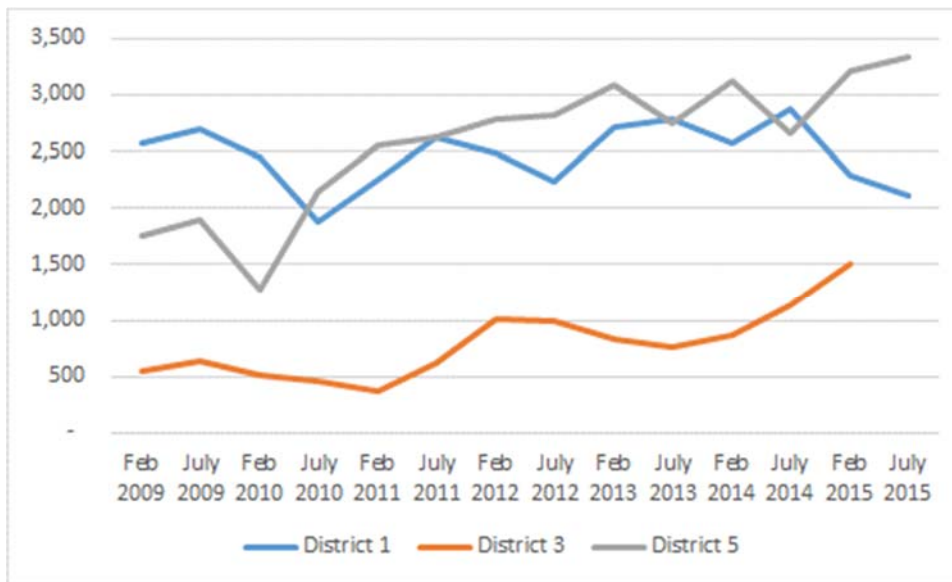


Figure 19: Total Units

As new multifamily housing has come on-line, vacancy rates, as shown in Figure 20, have started to increase. As District 1 is the closest to campus; that might explain the ups and downs of vacancies over time given the academic calendar.

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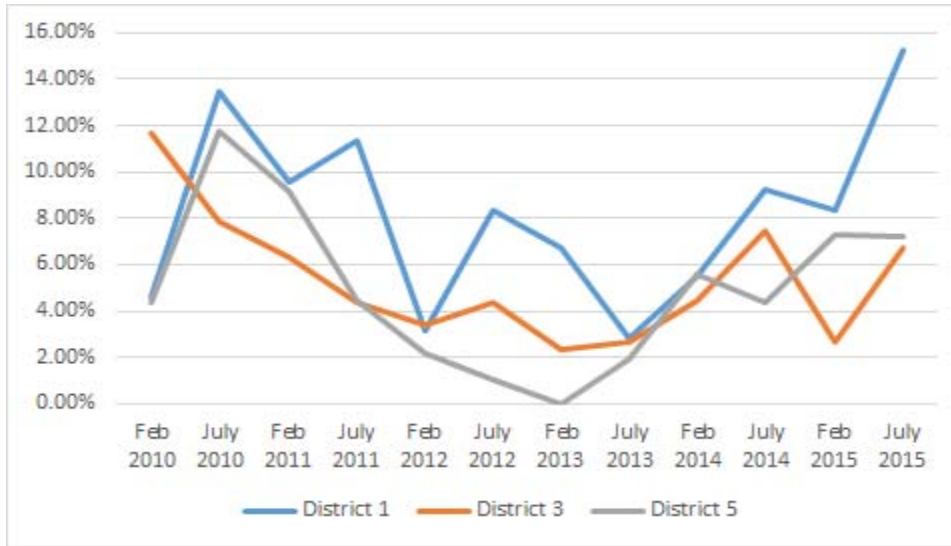


Figure 20: Vacancy Rates

ASL’s sample of 15 market complexes and two individual lease properties showed similar results. After the opening of the Boden apartments (described below) most complexes dropped by 1% to 7% in occupancy with a median of a 4% drop; only one, the Gallery Apartments exhibited an increase (4%). However, two complexes not included in the 4% negative median are relatively close to campus. The McEnroe dropped from 99% to 81% between April 2015 and January 2016. The occupancy rates in its set of buildings are 71%, 78%, 78%, 84%, 86%, and 92% for the median of 82%. The Pines dropped from 88% to 67% over the same time period. Though the other individual lease property, The Grove, did not share occupancy data in April 2015, current occupancy is 88%, below the 95% rule of thumb for a balanced market. The opening of the Boden may not have been the only cause, but it is likely to have been a contributing factor.

The Planning & Community Development Department has 11 complexes on its approved projects list. Of these, seven are completed and four are under construction. Four of the complexes are relatively close to the campus while the other seven are located a bit further from the campus in the south side which has been growing quickly and is supposedly an area that is attracting young families. A listing of the 11 complexes, representing 1,159 units is in Table 7; a summary of the four closer properties follows.

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Complex	Address	# of Units	Miles from Campus	Status
Closer to Campus				
The Boden	2750 & 2900 Demers	130	1.4	Completed
Sonoma Lofts	4240 5th Ave N	102	0.7	Completed
University Flats	851 University Ave	70	1.8	Under construction
42nd Street Commons	4000 Garden View Dr	36	1.2	Completed
Southside				
Cardinal Point Apartments	2150 47th Ave S	251	3.9	Completed
The Gardens Apartments	1260 55th Ave S	74	6.2	Completed
Latitude Apartments	3655 Ruemmele Road	106	4.0	Opening February 1
Sonata Apartments	3555 40th Ave S	48	3.4	Completed
South Point 2	3700 Ruemmele Road	150	4.0	Under construction
Steeple Apartments	2950/2850 36th Ave S	72	3.1	Under construction
36th Avenue Apartments	36th Ave S/S 20th St	120	4.0	Completed

Table 7: Approved Projects

The Boden, which opened in fall 2015 with 364 beds, is a complex specifically designed for students. Unit amenities include furnishings, a flat screen TV, a full-size bed, stackable washer and dryer, granite countertops, hardwood floors, and HD TV in the bedrooms. Common area amenities include a clubroom, game lounge, fitness room, private study rooms and nooks, computer lab, WiFi hotspots, outdoor patio with BBQ grills, and volleyball. Dogs and cats (with fees and restrictions) are allowed. In January 2016, only one three-bedroom/two-bath unit was available for \$600 per person, per month and five four person units were available with double rooms renting for \$365 and single rooms renting for \$545. Students pay for gas and electric.

Sonoma Lofts, which also opened in fall 2015, has 102 units and is targeted not only to students but to non-students as well. The Lofts have fewer amenities than The Boden, but still offer an on-site laundry, granite countertops, an elevator, patio or balcony, and underground parking. Pets are permitted. WiFi and water are included in the rent. In January 2016, no units were available. When available, one-bedroom units rent for \$750, two-bedrooms for \$1,200, three-bedrooms for \$1,500, and four-bedrooms for \$1,800 to \$2,000.

University Flats is under construction less than two miles from campus in the downtown area at 851 University Avenue. Nine homes in poor condition have been demolished to make way for the 4-story, 70-unit building, which is slated to be completed by the end of 2016. Units are planned to be a mix of one-, two-, and three-bedroom units. The developers, Dakota Commercial & Development Company, will receive tax incentives from the city for the redevelopment of the block. State funding will be used to provide some units for those of low to moderate income, with the remaining units at market rent. The property will have underground parking and a community room.

42nd Street Commons, with 36 units, was completed in 2014. Amenities include underground parking, elevator, in-unit washer and dryer, hardwood floors, patio or balcony, and grilling area. Included in the rent are water, internet, heat, cable, and phone. Pets are allowed with restrictions and fees. Unit sizes run from one-bedrooms to three bedrooms. In the beginning of January 2016, there were four units advertised on craigslist as being available with two-bedroom units renting for \$1,240 and \$1,440 and with three-bedroom units renting for \$1,475 and \$1,634.



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WHAT STUDENTS PAY

The most common complexes in the ASL sample offer one to three bedroom units. Only three offer efficiencies and four offer four-bedroom units. At the median, rents reported by the properties range from \$728 for a one-bedroom apartment to \$1,800 for a four-bedroom unit as shown in Figure 21.

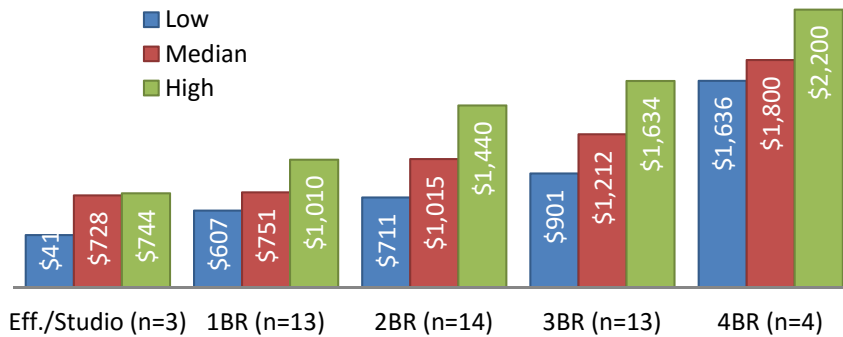


Figure 21: Rents at Conventional Complexes

Figure 22 shows the median per-person monthly cost of housing for single students where “n” is the number of survey respondents. Per-person rents range from \$393 for a unit with three bedrooms (\$353 rent and \$40 other costs) to \$755 for a studio (\$675 rent and \$80 other costs).⁶

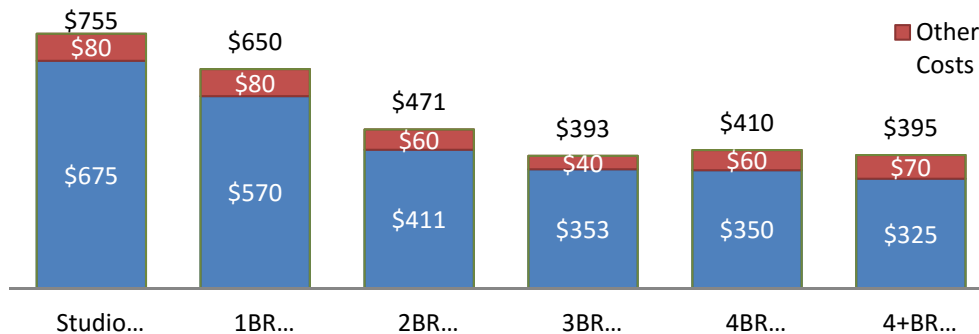


Figure 22: Single Students—Total Median Monthly Housing Cost per Person

When married students and students with children were asked to list their housing expenses on the survey, the information was collected “per unit.” For this cohort total median monthly cost of housing ranges from \$735 per month for a one-bedroom unit (\$625 rent and \$110 other expenses) to

⁶ Other housing expenses include utilities (electricity, gas, water, sewer, trash removal), telephone, Internet, and cable TV.



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\$1,418 per month for a three-bedroom unit (\$1,215 rent and \$203 other expenses).⁷ Figure 23 shows the median monthly cost of housing by unit type where “n” is the number of respondents.

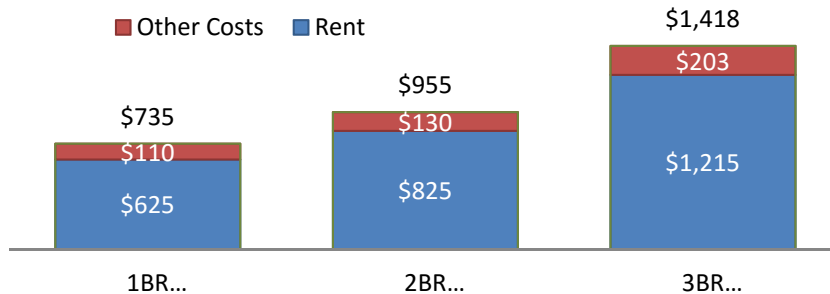


Figure 23: Families—Total Median Monthly Housing Costs per Unit, by Unit Type

Table 8 below shows a comparison of median monthly rents per unit.⁸ Single survey respondents are able to find off-campus housing that costs less than median market rents for both conventional and individual lease properties. Students with families rent below the median for all unit types except three-bedrooms that are at the median. Hamline Square is somewhat below market; University Place is above. Other UND apartments are significantly below market.

	Eff./Studio	Unit Type			
		1BR	2BR	3BR	4BR
Market Apartments	\$728	\$751	\$1,015	\$1,212	\$1,800
The Grove			\$1,050	\$1,497	
The Boden		\$925	\$1,300	\$1,770	\$2,100
Survey - Single Students	\$675	\$570	\$822	\$1,059	\$1,400
Survey - Family Students		\$625	\$825	\$1,215	
Hamline Square	\$490		\$940	\$1,125	\$1,400
University Place	\$535	\$1,269	\$2,142		\$2,649
Other UND Apartments		\$510	\$588	\$620	
Traditional Double/Semi-Suite	\$638				
Traditional Single/Semi-Suite	\$404				

U Place and residence hall rents are based on the AY charge times the number of students per unit divided by 9 months.

Table 8: Comparison of Median Monthly Rent, Per Unit

⁷ Other housing expenses include utilities (electricity, gas, water, sewer, trash removal), telephone, Internet, and cable TV.

⁸ The table shows rent only – no other housing costs. However some additional costs may be included in the calculation if rental properties include some utilities or other services in the rent. Since the median rate is used, this should not skew the comparison.



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POLICIES AND AMENITIES

In terms of utilities, most conventional properties include water/sewer but little else as seen in Figure 24. All offer 12-month leases with almost three-quarters offering shorter term leases, typically 6 or 9 months. Both of the individual lease properties offer only 12-month leases. Utility policies are similar except one of the individual lease properties includes cable and internet in the rent.

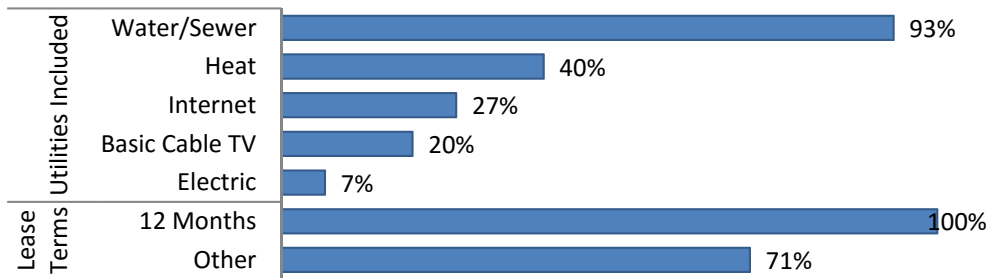


Figure 24: Utilities and Lease Terms – Conventional Properties

Figure 25 shows the unit and community amenities offered in conventional complexes, which are fairly typical. The individual lease properties offer a more extensive list with one or both offering in-unit washer and dryers, volleyball, clubhouse, fitness center, game room, pool, shuttle service, coffee bar, tanning bed, grilling area, and a library. Pets are allowed and roommate selection services are provided.

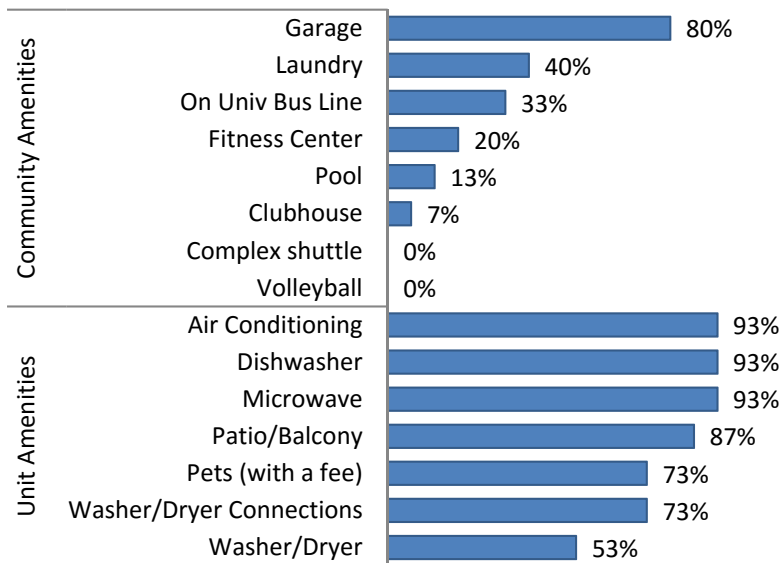


Figure 25: Unit and Community Amenities: Conventional Apartments

WHERE STUDENTS LIVE

Of all survey respondents, 45% live off campus; of those that live off campus, 77% rent their housing. Of those that live off campus but do not rent housing, 31% would consider living in campus housing. A summary is shown in Figure 26.

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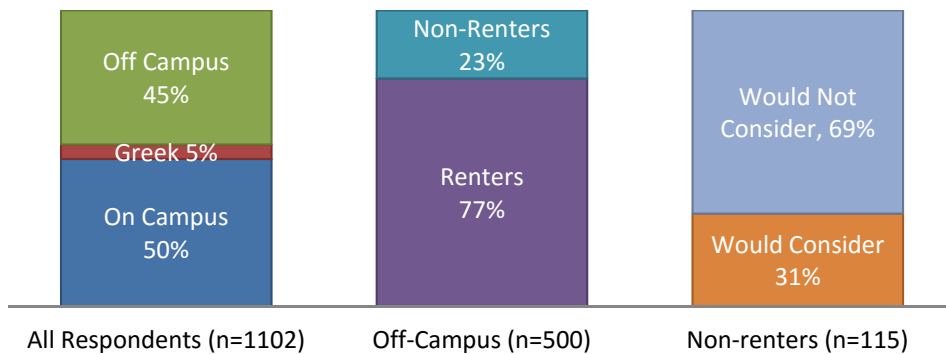


Figure 26: Living Situation of Survey Respondents

Most renters live in Grand Forks ZIP Code 58201 or 58203 as illustrated in Figure 27.

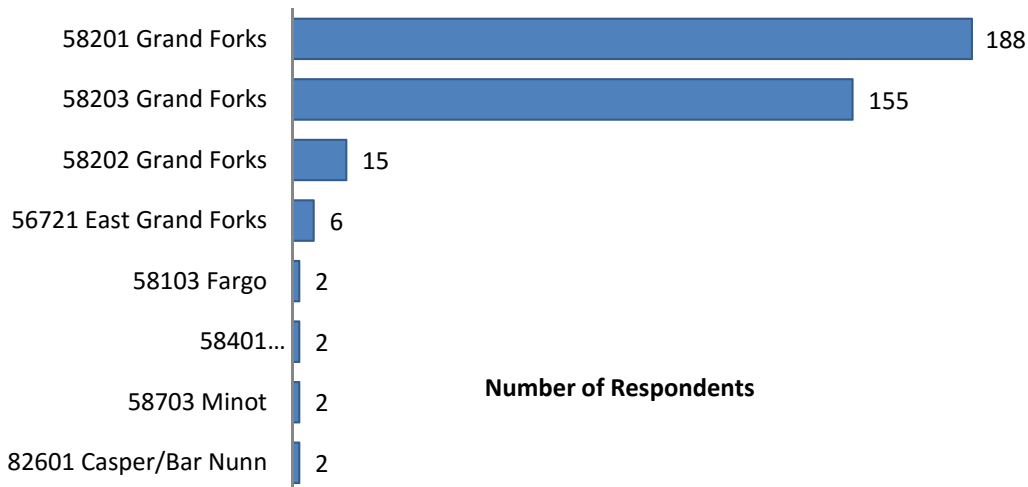


Figure 27: ZIP Codes of Student Renters

A closer look at the profile of the 385 students who rent their housing reveals the following:

Type of Housing

- Three-quarters of renter respondents rent an apartment in an apartment complex or condominium, 20% rent a house or duplex where one or more rent the entire unit, 2% rent a bedroom in a private home, and 2% rent a one-of-a-kind unit such as an apartment in a house or over a retail establishment.
- Two and three-bedroom rentals are most common with 36% renting a two-bedroom and 33% renting a three-bedroom unit; 14% rent four-bedroom units, 8% rent one-bedroom units, 7% rent a unit with more than four bedrooms, and 2% rent studios.

Sharing

- Only 8% live alone while 35% live with one other person, 31% with two others, 17% with three others, and 9% with more than three others.



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- Three-quarters of renter respondents have a private bedroom while 21% share with a spouse or partners and 4% share their bedroom with a roommate. Those who share a bedroom with a roommate primarily do so to save money (79%) and/or find a private bedroom to be too expensive (43%). Few (7%) could not find housing with a private bedroom or had a roommate that needed a place to live.
- Only 9% share a bathroom with more than two people; 30% have a private bathroom and 61% share with one other.

Policies and Amenities

- The majority, 72%, signed a 12-month lease; 20% a month-to-month lease (16% starting at the end of a lease term and 4% as the original agreement), 4% an academic-year lease (9 or 10 months), 1% a semester lease, 1% a six-month lease, and 2% have some other leasing arrangement.
- Most, 85% rent an unfurnished unit, 6% rent a partially furnished unit, and 9% rent a fully-furnished unit.

Unit Preferences

APPROPRIATE UNIT TYPES

A group of university administrators completed an exercise in which they rated different unit types based on a student’s year of study. A ranking of 1 indicated a unit type was “Preferable” for a given year of study, 2 was “Acceptable”, and 3 was “Unacceptable”. The combined results are in Table 9.

	Traditional	Semi-Suites	Suites	Single Student Apts	Apartments
Freshmen	1.38	1.50	2.33	3.00	3.00
Sophomores	2.13	1.50	1.00	2.13	2.63
Juniors	2.63	2.25	1.83	1.38	1.50
Seniors	3.00	2.88	2.33	1.38	1.13
Grad Students	3.00	3.00	2.83	1.75	1.00

Table 9: Appropriate Unit Types

The results of the ranking were compared with the actual bed mix to determine how closely the existing housing system lined up with the preferred mix. The results, in Table 10, demonstrate a close alignment. The numbers in green signify a “more appropriate” match; this category makes up 74% of the housing system. Yellow/orange, which signifies “somewhat appropriate” makes up 19%, with only 6% in the red or “less appropriate”. The two major elements to this close alignment is the availability of semi-suites for freshmen and sophomores and the apartments for seniors and graduate students.

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	Traditional	Semi-Suites	Suites	Single Student Apts	Apartments
Freshmen	235	797	0	2	33
Sophomores	249	697	0	81	33
Juniors	93	190	0	75	71
Seniors	59	111	0	54	292
Grad Students	7	6	0	2	272

Table 10: Actual Unit Types

UNIT CONFIGURATION

Survey respondents were shown the following chart and asked to rank each as “preferred,” “acceptable,” or “would not live there.”⁹ The tested units included partial renovation and full renovation of existing units as well as new construction.¹⁰ Table 11 lists all available options at estimated academic-year rents. Students were asked to assume that all units are furnished and that rent includes utilities but not meal plan charges.

Unit	Renovation Level	Academic Year Rent per Student
Traditional Double (cluster/community bath)	Partial Renovation	\$3,450
	Full Renovation	\$4,140
Double with Suite Bath (two doubles sharing a bath)	Partial Renovation	\$3,680
	Full Renovation	\$4,500
Single with Suite Bath (two singles sharing a bath)	New Construction	\$5,930
Double with Suite Bath and Living Room (two doubles sharing two baths and a living room)	New Construction	\$6,030
Apartments¹¹		
Student Apartments (does not include University Place)	Partial Renovation	25% rent increase
	Full Renovation	45% rent increase

Table 11: Unit Descriptions and Tested Rents

⁹ Students could only choose one “preferred” unit.

¹⁰ **Partial Renovation** was described as new finishes including paint and floor coverings, life/safety and accessibility improvements, new furnishings, selective improvements to common areas, selective replacement of building plumbing and heating, and technology improvements. **Full Renovation** was described as new finishes including paint and floor coverings, life/safety and accessibility improvements, new furnishings, expanded common areas (study, lounge, and recreation spaces), upgraded bathroom and kitchen areas, improved building entrances, improved plumbing, heating, and air-conditioning, and technology improvements.

¹¹ Only students who have completed a minimum of 60 credit hours or were at least 21 years old, or living with a spouse/partner, or dependents were permitted to respond to the “apartments” section.



MARKET ANALYSIS

Results from the unit preference question are shown in Figure 28. When looking all units except the Student Apartments, 14% of respondents prefer a double bedroom in a suite configuration which would be new construction (shown as a blue bar). However, 50% of respondents find partial renovation of a double bedroom with a suite bathroom acceptable (shown as a red bar) if their first-choice unit were not available. Ten percent of all respondents would not live in any of the units (shown as a purple bar).

Eligible survey respondents indicate that a partial renovation of Student Apartments is preferred by 12% and would be acceptable to 42% of students.

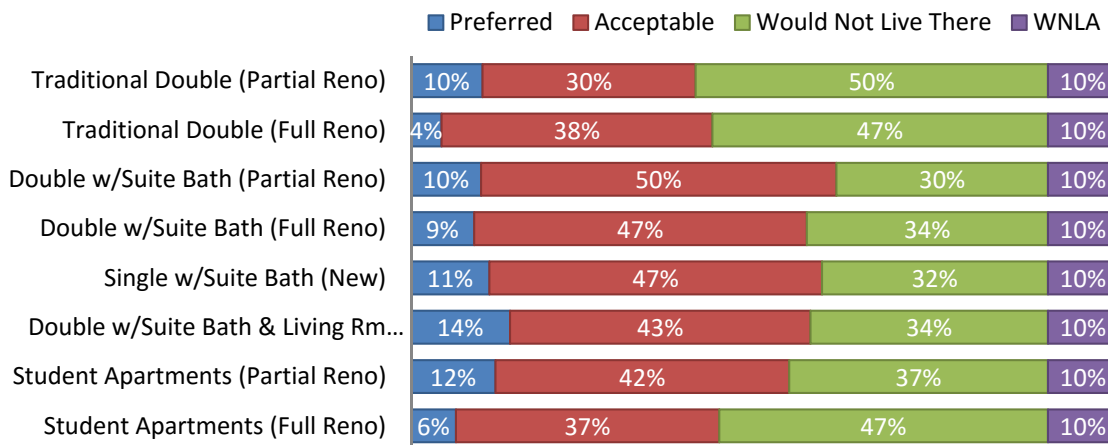


Figure 28: Unit Preference

Figure 29 sorts unit preference by on- and off-campus survey respondents. While students living on campus prefer a traditional residence hall at higher rates than those living off campus, it is clear that most off-campus students would not live in a traditional double, even if fully renovated. There is more support from on-campus students for a double with a suite bath –either partially or fully renovated, however, off-campus students showed a slightly higher preference for a new suite-style unit with a single bedroom (12% from off campus vs. 11% from on campus). A new suite-style unit with a double bedroom is preferred by 13% of off-campus students vs. 15% of on-campus students.

Renovating the Student Apartments might draw more students from off campus, as 13% prefer a partially renovated unit and 10% prefer a fully-renovated unit.

MARKET ANALYSIS

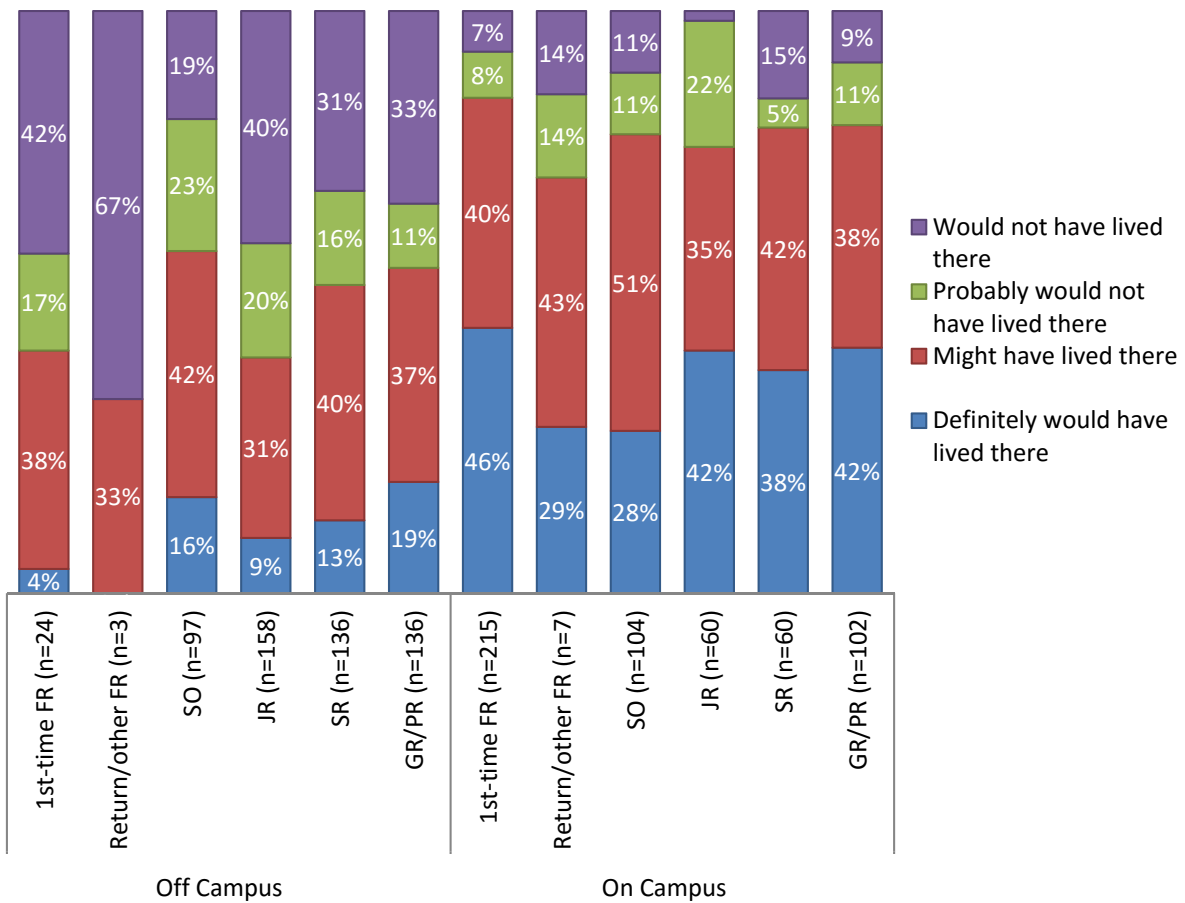


Figure 31: Interest by Class Level

The cost of the proposed housing was the main reason students indicated disinterest in living in the housing, followed by concern about the level of rules and regulations in campus housing. Figure 32 represents responses for all reasons listed in the survey.¹²

¹² Survey respondents who indicated that they would not live in on-campus housing were permitted to select more than one reason from a list. Respondents could also select “other” and write in a reason. A list of those responses is in Attachment 4.



MARKET ANALYSIS

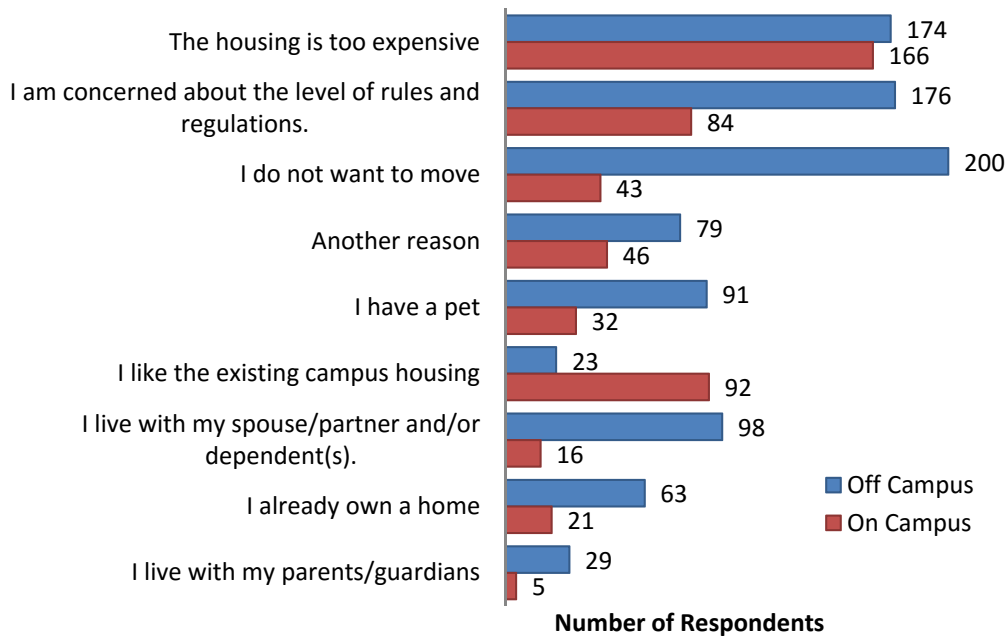


Figure 32: Reasons for Lack of Interest in Proposed Housing

Demand Analysis

INCREMENTAL DEMAND

Based on the calculations outlined in the Methodology section on Page 4, the incremental demand for housing – demand from students the university currently does not serve – is 1,220 beds as shown in Table 12. Table 13 demonstrates the preferred unit mix expressed by students for the incremental beds as well as the demand (1,993 beds) and unit preferences of students currently living on campus.

FALL 2014	Full-Time Off-Campus Enrollment	Definitely Interested		Might Be Interested		Potential Incremental Demand	Range	Potential Demand 95% Confidence Interval	
		Capture Rate	50% Closure	Capture Rate	25% Closure				to
Freshmen	889	4%	18	40%	89	107	±27	79	to 136
Sophomores	1,307	17%	113	43%	139	252	±43	209	to 294
Juniors	1,464	9%	66	30%	109	175	±48	127	to 223
Seniors	2,347	13%	155	42%	247	402	±77	326	to 479
Graduate/Professio	1,420	21%	147	39%	137	285	±46	238	to 331
	7,427		499		722	1,220	±241	979	to 1,463

Table 12: Incremental Demand



MARKET ANALYSIS

Unit Type	Academic Year Rent	Interested Off Campus Preference	Potential Incremental Demand	Interested On Campus Preference	Potential On-Campus Demand	Total Demand
Traditional Double Partial Reno	\$3,450	7%	90	14%	284	374
Traditional Double Full Reno	\$4,140	4%	50	8%	162	212
Double w/Suite Bath Partial Reno	\$3,680	7%	90	14%	280	370
Double w/Suite Bath Full Reno	\$4,500	11%	135	12%	243	378
Single w/Suite Bath New	\$5,930	14%	165	13%	258	423
Double w/Suite Bath and Living Rm New	\$6,030	20%	250	20%	390	641
Student Apartments Partial Reno	varies	20%	250	14%	273	523
Student Apartments Full Reno	varies	16%	190	5%	103	293
		100%	1,220	100%	1,993	3,213

Table 13: Unit Preferences

PRICE SENSITIVITY

Students who indicated that they were not definitely interested in the proposed housing because the housing was too expensive were faced with an additional question asking for their level of interest at rates that were 5% below the initial rates. Respondents who still indicated less than definite interest faced a third question with rates 10% below the initial rates. The answers to these questions allow us to formulate a demand curve, shown in Figure 33, extrapolating to gauge the impact of rents below the level of those initially shown on the survey. Demand would rise to 1,339 beds if rents were 5% less than the original rents and to 1,392 beds if rents were 10% less.



Figure 33: Demand Curve

FACILITY ASSESSMENT



UND Campus Housing

ASSESSMENT SCOPE

As part of this study, a general facility assessment was executed in April 2015. This included campus touring of each residence hall and apartment complex operated by the UND Housing department.

RESIDENCE HALLS

The assessment included 14 residence halls housing approximately 3,190 students in primarily suite-style and traditional single-occupancy and double-occupancy bedrooms.

The residence halls are organized into three distinct complexes as follows:

- :: Johnstone Complex
 - Fulton Hall
 - Johnstone Hall
 - Smith Hall
- :: Walsh Complex
 - Bek Hall
 - Hancock Hall
 - Squires Hall
 - Walsh Hall

- :: Wilkerson Complex
 - Brannon Hall
 - McVey Hall
 - Noren Hall
 - Selke Hall
 - West Hall

Other residence halls that are not part of a complex include:

- :: Swanson Hall
- :: University Place (two buildings)

APARTMENTS

The assessment also included 14 apartment complexes, totaling 76 buildings and housing approximately 1,150 students. The apartments ranged in size from studios to four-bedroom apartments and include the following complexes:

- :: Berkeley Apartments (nine buildings)
- :: Bronson Apartments (one building)
- :: Carleton Court Apartments (five buildings)
- :: Gallery Apartments (four buildings and pool facility)

- :: Hamline Square Apartments (two buildings)
- :: Mount Vernon Apartments (one building)
- :: Northwestern Apartments (33 buildings and laundry facility)
- :: State Street Apartments (six buildings)
- :: Swanson Apartments (three buildings)
- :: Tulane Apartments (four buildings)
- :: Tulane Townhouses (three buildings)
- :: University Avenue Apartments (one building)
- :: Virginia Rose Apartments (one building)
- :: Williamsburg Apartments (one building)

(Note: The Stanford Road apartment building was not included in the scope of this study.)

FACILITY ASSESSMENT

ASSESSMENT PROCESS

The primary scope of the assessment was to provide general commentary on condition of the facilities are areas which are in need of repair, conditions that may be out of compliance with current building codes and finally, how modifications or alterations could be incorporated which could provide a better residential experience for students. The assessment was not to provide detailed assessment of condition of primary building systems, but general observations about the primary systems were noted.

Buildings assessment was evaluated in five key areas:

- :: General primary structure, including foundation system, column and exterior wall system, floor system and roof system
- :: General secondary structure, including interior walls and partitions, ceiling systems, window and door systems, and casework
- :: Safety standards
- :: Building accessibility (ADA)
- :: Programmatic assessment

BUILDING RATING

Buildings were given a weighted numeric score for each key assessment area, based on condition. These scores were totaled to determine the building's overall assessment rating.

Building ratings range from 0 to 100 points and fall into the following categories:

- :: 95-100 points: Satisfactory to excellent condition
- :: 75-94 points: Remodeling D (minor modernization of less than 25% of building replacement cost)
- :: 55-74 points: Remodeling C (modernization of 25-50% of building replacement cost)
- :: 35-54 points: Remodeling B (major modernization of 50-75% of building replacement cost)
- :: 0-34 points: Remodeling A or Replacement (full modernization / candidate for replacement with 75% to over 100% of building replacement cost)

PROGRAMMATIC ASSESSMENT

Residence halls that have not been refurbished or modernized in the last decade were evaluated for their ability to physically accommodate programmatic modifications. In order to determine this type of programmatic flexibility, test-fit diagrams were developed to determine each building's appropriate density, as well as its ability to incorporate desired amenities and common areas.

In conjunction with the findings from the student survey, added amenities were considered when evaluating each building, including:

- :: Common lounges and recreation rooms
- :: Active and quiet lounges on every floor, including community kitchens and laundry rooms with a 1:12 ratio
- :: Student storage, building storage and bike storage

A diverse set of options for unit types was also taken into account, including single and double occupancy rooms with a higher bed to bath ratio, as well as options for suite style rooms with private, or semi-private, bathrooms.

More amenities and greater options for privacy are intended to attract and retain students, including upper division students currently opting to live off campus.

Building test-fit diagrams are included in the Residential Enhancements section of this document.

ASSESSMENT CHART

The chart at right summarizes the assessment scores and provides building ratings for all of the University's residence halls and apartment complexes. Raw scores for each assessment area and the combined weighted score are listed for each facility.

The majority of buildings require modernization, with the exceptions of University Place Residence Hall, which is in satisfactory / excellent condition. Swanson Hall, Gallery Apartments, Hamline Square Apartments and Bronson Apartments all require minor modernization.



FACILITY ASSESSMENT

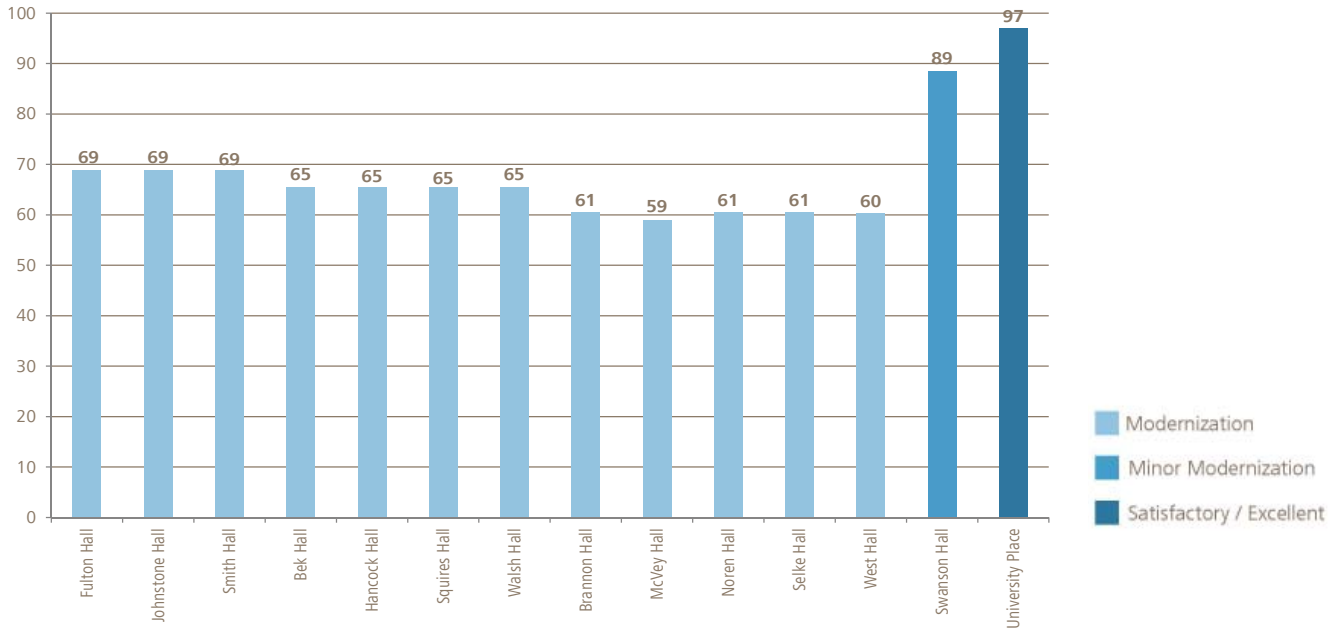
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT SUMMARY

UND HOUSING	ASSESSMENT AREA					WEIGHTED SCORE	BUILDING RATING
	PRIMARY STRUCTURE	SECONDARY STRUCTURE	SERVICE SYSTEMS	SAFETY STANDARDS	ADA STANDARDS		
Residence Halls							
Johnstone Complex							
Fulton Hall	23.5	20.4	12.2	12.0	0.8	68.8	Modernization
Johnstone Hall	23.5	20.4	12.2	12.0	0.8	68.8	Modernization
Smith Hall	23.5	20.4	12.2	12.0	0.8	68.8	Modernization
Walsh Complex							
Bek Hall	23.5	20.1	12.1	8.3	1.5	65.5	Modernization
Hancock Hall	23.5	20.1	12.1	8.3	1.5	65.5	Modernization
Squires Hall	23.5	20.1	12.1	8.3	1.5	65.5	Modernization
Walsh Hall	23.5	20.1	12.1	8.3	1.5	65.5	Modernization
Wilkerson Complex							
Brannon Hall	22.8	13.4	11.9	9.5	3.0	60.6	Modernization
McVey Hall	22.8	13.4	11.9	9.5	1.3	58.9	Modernization
Noren Hall	22.8	13.4	12.3	9.5	2.6	60.6	Modernization
Selke Hall	22.8	13.4	12.3	9.5	2.6	60.6	Modernization
West Hall	22.8	13.4	11.9	9.5	2.6	60.3	Modernization
Swanson Hall	24.4	22.9	15.4	14.0	11.8	88.5	Minor Modernization
University Place	24.6	24.6	19.2	14.5	14.3	97.1	Satisfactory/Excellent
Apartment Complexes							
Berkeley Apartments	21.5	20.7	15.0	8.8	0.0	65.9	Modernization
Bronson Apartments	23.0	22.7	17.3	11.5	0.0	74.5	Minor Modernization
Carleton Court Apartments	22.0	12.2	12.7	9.5	0.0	56.5	Modernization
Gallery Apartments	23.4	23.9	15.5	12.5	1.5	76.7	Minor Modernization
Hamline Square Apartments	24.5	23.9	18.4	12.5	1.5	80.8	Minor Modernization
Mt. Vernon Apartments	21.4	14.4	12.7	9.5	0.0	58.0	Modernization
Northwestern Apartments	13.6	11.7	8.3	3.8	0.4	37.6	Modernization
State Street Apartments	13.3	11.7	8.3	3.8	0.4	37.4	Modernization
Swanson Apartments	22.0	14.6	12.7	9.5	0.0	58.9	Modernization
Tulane Apartments	22.0	12.2	12.7	9.5	0.0	56.5	Modernization
Tulane Townhouses	21.1	20.5	14.6	7.5	1.5	65.2	Modernization
University Avenue Apartments	19.1	10.7	12.1	8.3	1.3	51.4	Modernization
Virginia Rose Apartments	21.4	14.4	12.7	9.5	0.0	58.0	Modernization
Williamsburg Apartments	21.4	14.4	12.6	9.5	0.0	57.9	Modernization

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



SUMMARY OF FINDINGS: RESIDENCE HALLS

The overall condition of the residence halls was fairly consistent and in general, a ‘step up’ from the apartments. The residence halls are all constructed of durable, high quality materials and have withstood the test of time. Built of solid concrete masonry units, concrete floor decks and brick veneer, they have generous floor to floor heights, ample exterior windows and fairly generous stairways.

The exterior of these facilities are also in outstanding shape and are very attractive amenities on campus – even the Wilkerson Complex is a very good representation of mid-century collegiate architecture. The Johnstone and Walsh complexes are even more attractive, ‘collegiate gothic’ inspired facilities and in very good shape. They are all significant assets on campus, worthy of continued utilization as residence halls and a good fit in the overall campus context.



Selke Hall, Wilkerson Complex



Johnstone Hall, Johnstone Complex



Bek Hall, Walsh Complex



Swanson Hall

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

There was great diversity of common amenities included in the complexes, including modern dining facilities, fitness center, large laundry rooms, television lounges, game rooms with billiard and ping-pong tables, as well as a variety of study rooms and even a formal grand parlor in Smith Hall.



Bek Hall, Walsh Complex



University Place

Not only was there diversity, there seemed to be a higher than average quantity of common space allocation to student use. This is a significant asset that could be leveraged as a recruitment tool if these areas are modernized. However voluminous in quantity, there seemed to be an inequity of distribution of common amenities between the three complexes and an overall lack of community areas on the upper levels of both the Johnstone and Walsh complexes.

The residence halls had deferred maintenance deficiencies, which are starting to impact student desirability. These include:

- :: Roof repair and replacement (VFY W/ LANNE)
- :: Roof trim, fascia and flashing repair
- :: Minor exterior siding / cladding repair
- :: Window and door replacement
- :: Worn flooring including carpet, tile, linoleum and vinyl asbestos tile (VAT)
- :: Bent or damaged metal radiator covers
- :: Electrical and power upgrades (GFCI in wet areas, etc)
- :: Ventilation in bathroom, kitchen and basement areas
- :: Cracked sidewalks and stoops that have pulled away from building edge
- :: Cracked and damaged parking areas
- :: Lack of adequate exterior lighting of parking and sidewalks



Fulton Hall



Swanson Hall

The significant deficiency in the in residence halls is the same as the apartments – the overwhelming dated nature of flooring, paneling, lighting fixtures, furniture and finishes. All of these items are well past their serviceable life and contribute to an overall impression that the facilities are dated, unattractive and undesirable.



Swanson Hall



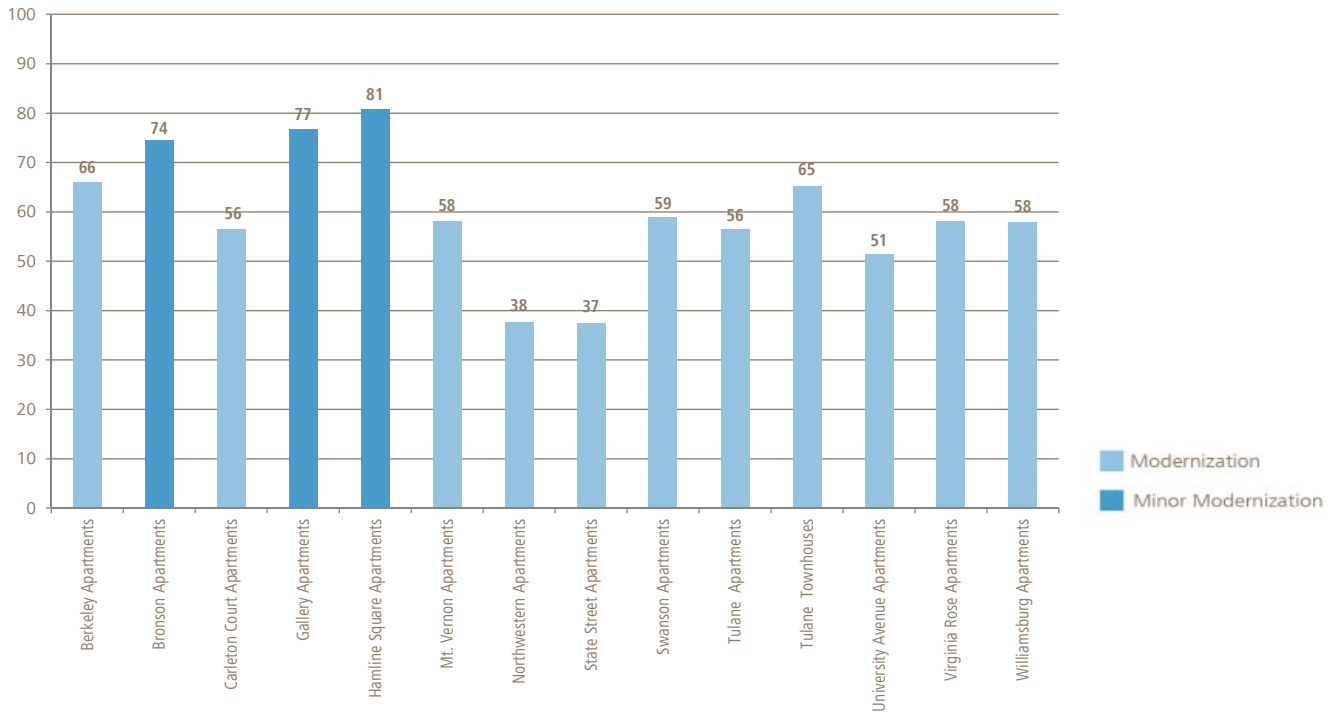
Johnstone Complex



Brannon Hall, Wilkerson Complex

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



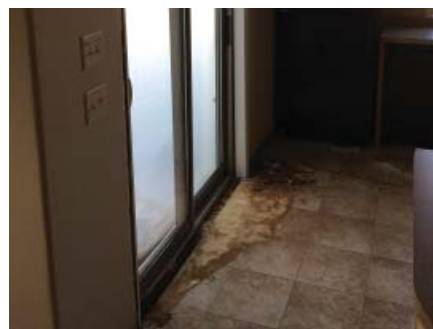
SUMMARY OF FINDINGS: APARTMENTS

The condition of the apartments was generally consistent in terms of maintenance, upkeep and cleanliness. The majority of the apartments had an equitable level of finishes, as well as similar amenities, including small study areas or common areas, laundry, convenient parking and cable/ Internet access. The two exceptions to this equity are University Avenue Apartments, which has a conference center, convenient store and ample lounge areas with hearths, and the Gallery Apartments, which includes an indoor swimming pool, hot tub and party room.



Gallery Apartments - Swimming Pool

Given the variety of age of facilities, there were deferred maintenance items that varied in scope from the newest to the oldest facilities. For instance, in the Bronson Apartments, the University is having to address water intrusion issues at the flooring of the patio doors, due to poor quality construction of the roof and gutter systems around the exterior deck areas. At the Northwestern Apartments, old roofing and lack of maintenance has resulted in some removal of wood framed walls, drywall and finishes to address mold and dry rot.



Bronson Apartments - Water Intrusion



Northwestern Apartments - Mold and Dry Rot

Most of the apartments have a long list of deferred maintenance issues that do need to be addressed in order to continue to offer these facilities as appropriate for habitation.

These deferred maintenance issues include:

- :: Roof repair and replacement
- :: Roof trim, fascia and flashing repair
- :: Exterior siding / cladding repair
- :: Exterior paint peeling
- :: Downspout repair and staining of building facade
- :: Window and door replacement

FACILITY ASSESSMENT

- :: Worn flooring including carpet, tile, linoleum and vinyl asbestos tile (VAT)
- :: Bent or damaged metal radiator covers
- :: Electrical and power upgrades (GFCI in wet areas, etc)
- :: Ventilation in bathroom, kitchen and basement areas
- :: Cracked sidewalks and stoops that have pulled away from building edge
- :: Cracked and damaged parking areas
- :: Lack of adequate exterior lighting of parking and sidewalks



Berkeley Apartments



Carleton Court Apartments

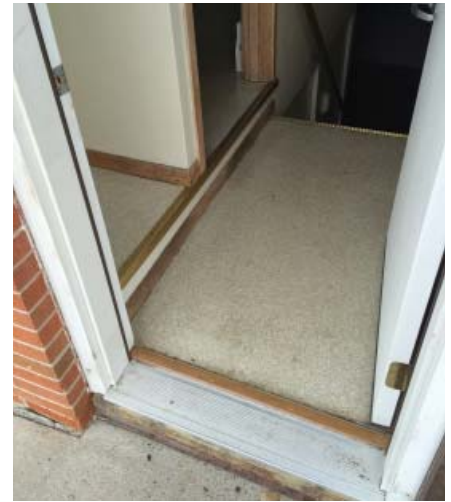


Carleton Court Apartments



Virginia Rose Apartments

To make matters worse, the 'split-level' nature of the building entrances further inhibits any significant modifications to introduce elevators or to accommodate accessibility at ground level apartments. One bright light is the Tulane Court Townhouses – there are six ground level apartments that can easily be modified to accommodate students with disabilities. Sidewalk approaches, doors and likely bathroom modifications would all be required, but at a relative small cost versus other facilities such as University Avenue Apartments or Carlton Court Apartments.



State Street Apartments

The preponderance of dated finishes and furniture contributes most significantly to the overall negative impression of the University's apartment stock on campus and students lack of desirability – which in recent years has been exacerbated by the new surge of affordable and modern housing options off campus. Yet the apartments remain occupied at a relatively high level due to the price point and convenience for graduate students, international students and students with families.

As a final comment, most of the apartments do not have compliant fire suppression systems (sprinklers), which is also a deficiency that in the long term should be addressed for the safety of the student population.

Along the lines of deferred maintenance, one of the most overwhelming deficiencies of the entire apartment stock (except for University Avenue, Hamline Square and Bronson) is the dated interior finishes, furniture and appliances that are provided. Many of the apartments, corridors and stairways have the original wood paneling, carpet, solid surface flooring, light fixtures, kitchen casework and appliances. All of these items are well past their serviceable life and contribute to an overall impression that the facilities are dated, unattractive and unkept – even dirty – which is not the case.

Another area which was found as a significant deficiency was the equity and distribution of accessible accommodations, not only to meet federal law and building codes, but also to enhance the overall accessibility for students with permanent or temporary disabilities. Few buildings incorporate elevators and if elevators are included, the apartments themselves do not meet basic codes, from door operation and door clearances to bathroom and kitchen accommodations and clearances.

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

JOHNSTONE COMPLEX-
FULTON HALL



ASSESSMENT RATING: 68.8

ASSESSMENT LEVEL

:: Remodeling C: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

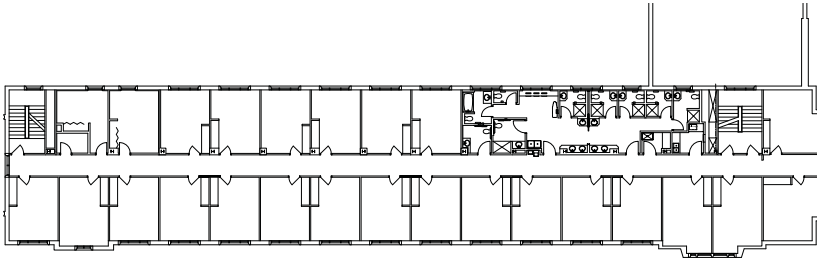
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:: Year of Construction: 1956
:: Building Area: 35,910 GSF

RATING SUMMARY

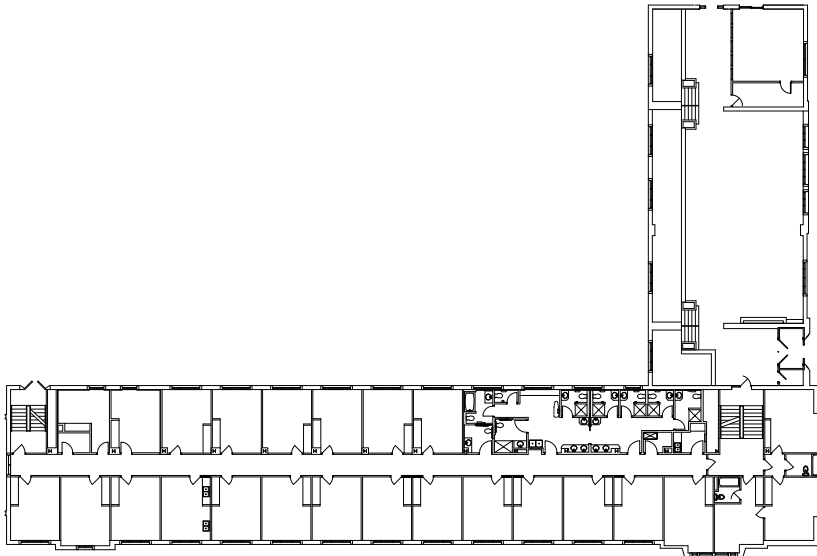
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Primary Structure	25	23.5
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.9
Floor System	5	4.4
Roof System	5	4.7
Secondary Systems	25	20.4
Interior Wall & Partitions	5	4.5
Ceiling Systems	5	4.1
Window Systems	5	4.8
Door Systems	5	3.2
Casework	5	3.8
Service Systems	20	12.2
Ventilation & Cooling	5	1.6
Heating	5	2.9
Plumbing	5	4.1
Electrical	5	3.6
Safety Standards	15	12.0
Overall Standards	15	12.0
ADA	15	0.8
Building Accessibility	15	0.8
Total	100	68.8

FACILITY ASSESSMENT

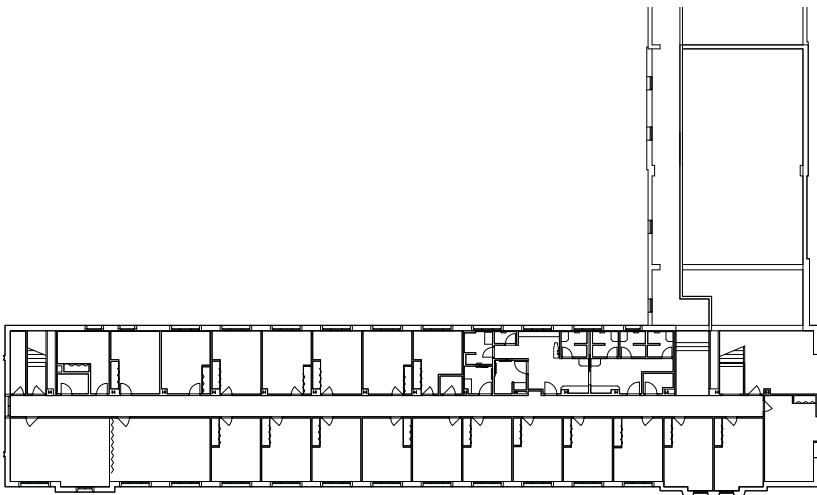
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



FULTON HALL: EXISTING TYPICAL UPPER FLOOR PLAN (2ND & 3RD)
Not to scale



FULTON HALL: EXISTING 1ST FLOOR PLAN
Not to scale



FULTON HALL: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

JOHNSTONE COMPLEX-
JOHNSTONE HALL



ASSESSMENT RATING: 68.8

ASSESSMENT LEVEL

- :: Remodeling C: Modernization
- :: 25%-50% of replacement cost

FACILITY INFORMATION

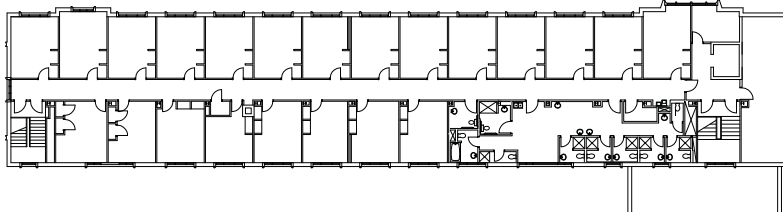
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- :: Year of Construction: 1952
- :: Building Area: 33,701 GSF

RATING SUMMARY

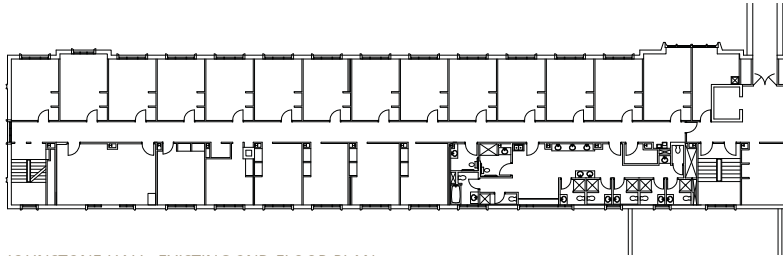
Area	Possible Rating	Actual Rating:
Primary Structure	25	23.5
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.9
Floor System	5	4.4
Roof System	5	4.7
Secondary Systems	25	20.4
Interior Wall & Partitions	5	4.5
Ceiling Systems	5	4.1
Window Systems	5	4.8
Door Systems	5	3.2
Casework	5	3.8
Service Systems	20	12.2
Ventilation & Cooling	5	1.6
Heating	5	2.9
Plumbing	5	4.1
Electrical	5	3.6
Safety Standards	15	12.0
Overall Standards	15	12.0
ADA	15	0.8
Building Accessibility	15	0.8
Total	100	68.8

FACILITY ASSESSMENT

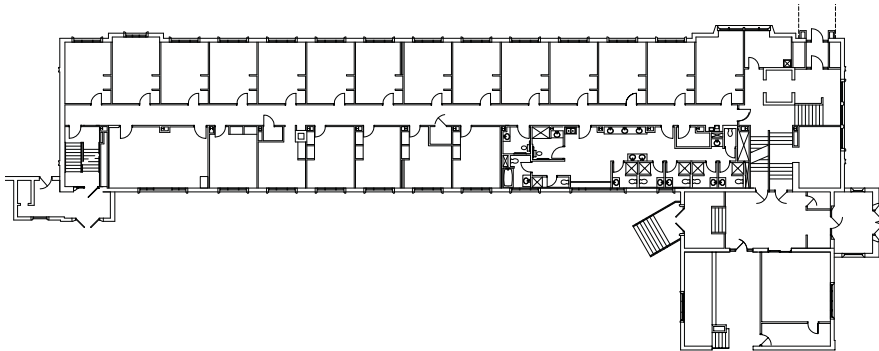
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



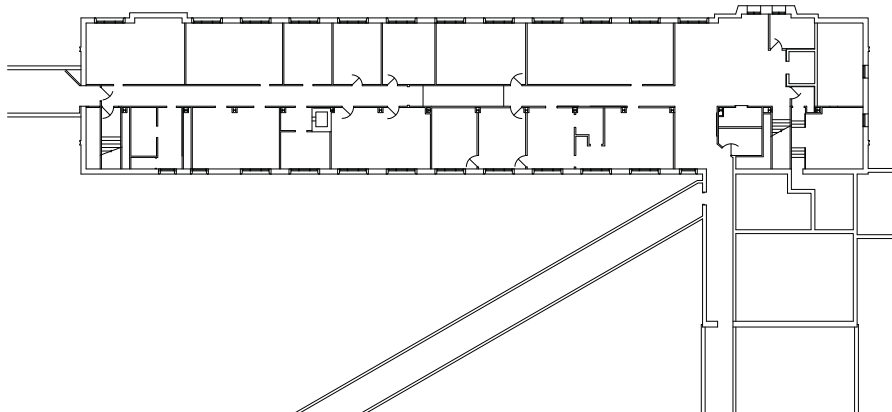
JOHNSTONE HALL: EXISTING 3RD FLOOR PLAN
Not to scale



JOHNSTONE HALL: EXISTING 2ND FLOOR PLAN
Not to scale



JOHNSTONE HALL: EXISTING 1ST FLOOR PLAN
Not to scale



JOHNSTONE HALL: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

JOHNSTONE COMPLEX-
SMITH HALL



ASSESSMENT RATING: 68.8

ASSESSMENT LEVEL

:: Remodeling C: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

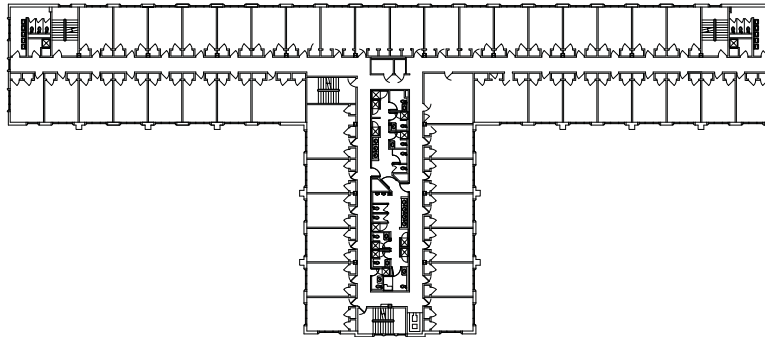
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:: Year of Construction: 1963
:: Building Area: 66,851 GSF

RATING SUMMARY

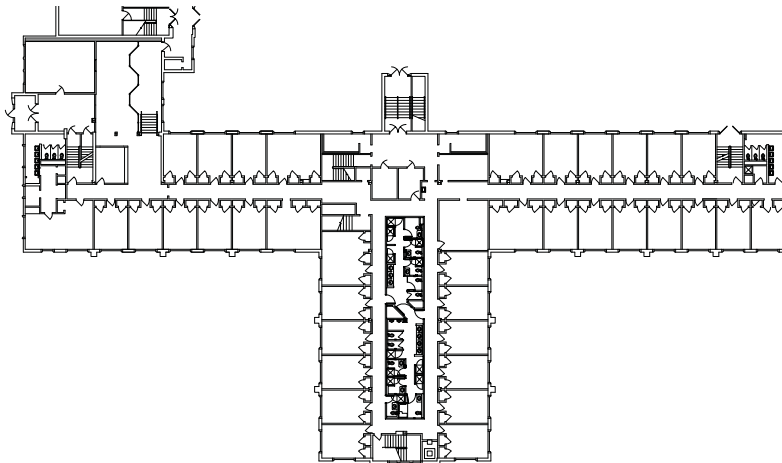
Area	Possible Rating	Actual Rating:
Primary Structure	25	23.5
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.9
Floor System	5	4.4
Roof System	5	4.7
Secondary Systems	25	20.4
Interior Wall & Partitions	5	4.5
Ceiling Systems	5	4.1
Window Systems	5	4.8
Door Systems	5	3.2
Casework	5	3.8
Service Systems	20	12.2
Ventilation & Cooling	5	1.6
Heating	5	2.9
Plumbing	5	4.1
Electrical	5	3.6
Safety Standards	15	12.0
Overall Standards	15	12.0
ADA	15	0.8
Building Accessibility	15	0.8
Total	100	68.8

FACILITY ASSESSMENT

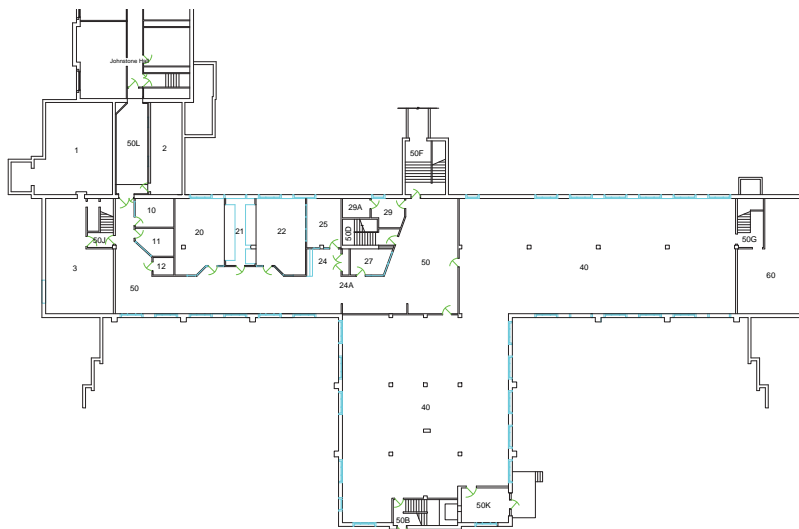
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



SMITH HALL: EXISTING 2ND & 3RD FLOOR PLAN
Not to scale



SMITH HALL: EXISTING 1ST FLOOR PLAN
Not to scale



SMITH HALL: EXISTING BASEMENT FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

WALSH COMPLEX—
BEK HALL



ASSESSMENT RATING: 65.5

ASSESSMENT LEVEL

:: Remodeling C: Modernization
 :: 25%-50% of replacement cost

FACILITY INFORMATION

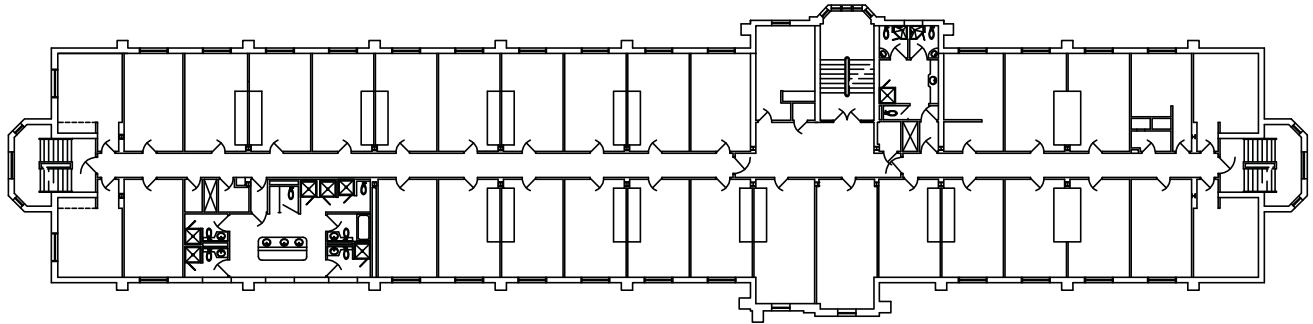
:: Address: 425 Oxford
 :: Year of Construction: 1957
 :: Building Area: 45,305 GSF

RATING SUMMARY

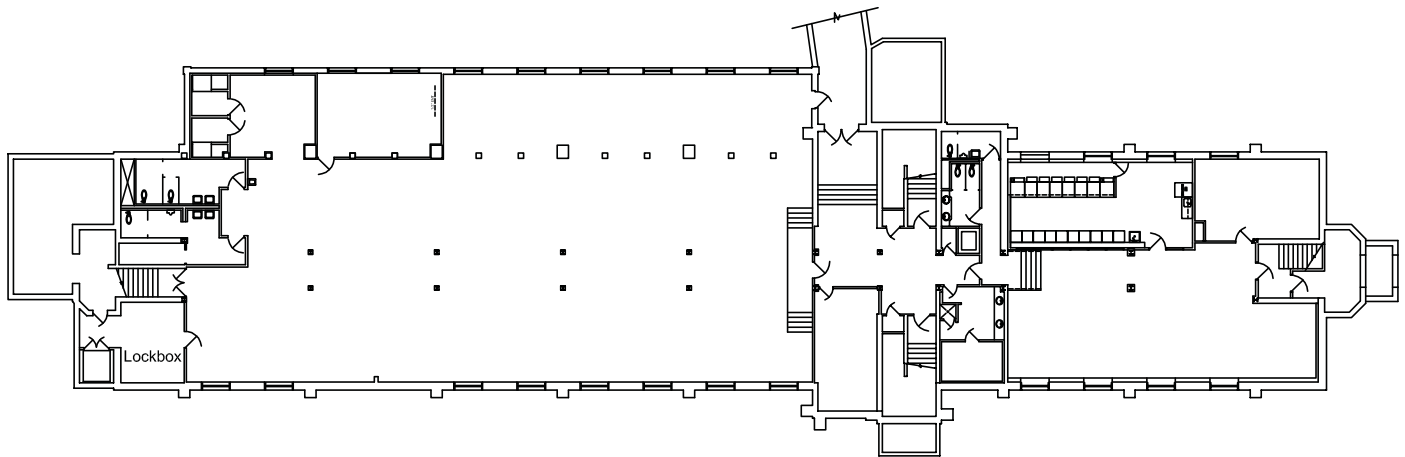
Area	Possible Rating	Actual Rating:
Primary Structure	25	23.5
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.9
Floor System	5	4.4
Roof System	5	4.7
Secondary Systems	25	20.1
Interior Wall & Partitions	5	4.7
Ceiling Systems	5	4.5
Window Systems	5	5.0
Door Systems	5	3.8
Casework	5	2.1
Service Systems	20	12.1
Ventilation & Cooling	5	1.6
Heating	5	2.9
Plumbing	5	4.1
Electrical	5	3.4
Safety Standards	15	8.3
Overall Standards	15	8.3
ADA	15	1.5
Building Accessibility	15	1.5
Total	100	65.5

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



BEK HALL: EXISTING TYPICAL UPPER FLOOR PLAN (1ST, 2ND & 3RD)
Not to scale



BEK HALL: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

WALSH COMPLEX—
HANCOCK HALL



ASSESSMENT RATING: 65.5

ASSESSMENT LEVEL

:: Remodeling C: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

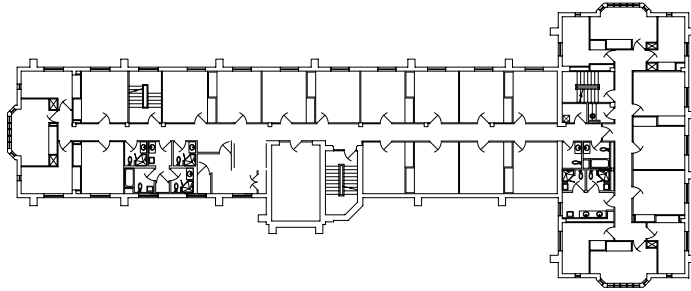
:: Address: 350 Princeton Street
:: Year of Construction: 1952
:: Building Area: 30,023 GSF

RATING SUMMARY

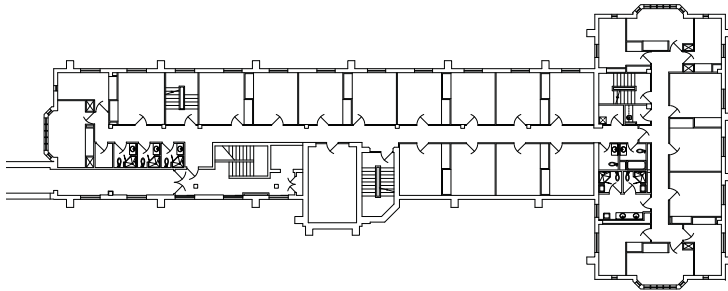
Area	Possible Rating	Actual Rating:
Primary Structure	25	23.5
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.9
Floor System	5	4.4
Roof System	5	4.7
Secondary Systems	25	20.1
Interior Wall & Partitions	5	4.7
Ceiling Systems	5	4.5
Window Systems	5	5.0
Door Systems	5	3.8
Casework	5	2.1
Service Systems	20	12.1
Ventilation & Cooling	5	1.6
Heating	5	2.9
Plumbing	5	4.1
Electrical	5	3.4
Safety Standards	15	8.3
Overall Standards	15	8.3
ADA	15	1.5
Building Accessibility	15	1.5
Total	100	65.5

FACILITY ASSESSMENT

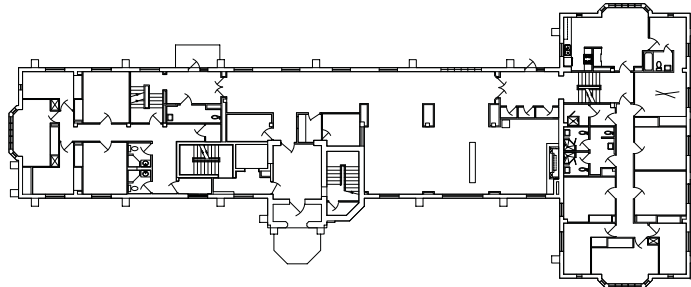
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



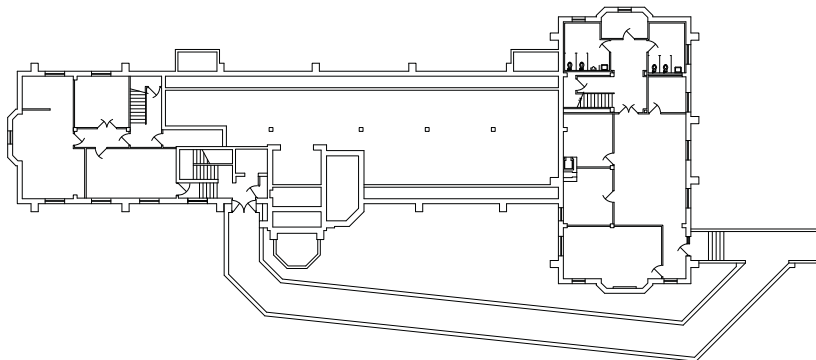
HANCOCK HALL: EXISTING 3RD FLOOR PLAN
Not to scale



HANCOCK HALL: EXISTING 2ND FLOOR PLAN
Not to scale



HANCOCK HALL: EXISTING 1ST FLOOR PLAN
Not to scale



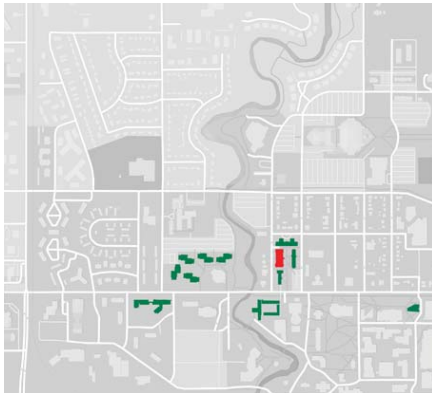
HANCOCK HALL: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

WALSH COMPLEX—
SQUIRES HALL



ASSESSMENT RATING: 65.5

ASSESSMENT LEVEL

:: Remodeling C: Modernization
 :: 25%-50% of replacement cost

FACILITY INFORMATION

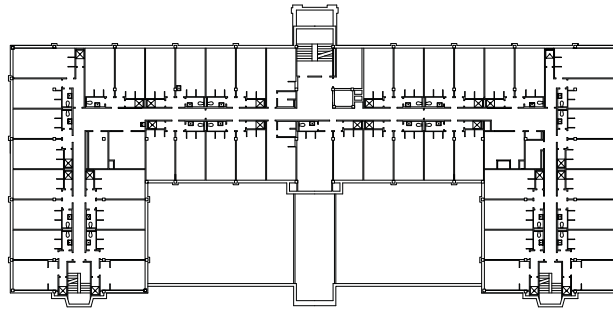
:: Address: 430 Princeton Street
 :: Year of Construction: 1963
 :: Building Area: 88,7.4 GSF

RATING SUMMARY

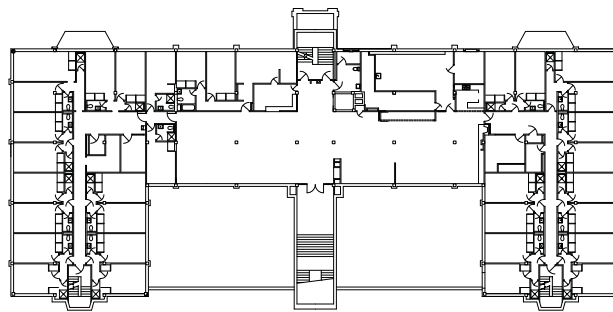
Area	Possible Rating	Actual Rating:
Primary Structure	25	23.5
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.9
Floor System	5	4.4
Roof System	5	4.7
Secondary Systems	25	20.1
Interior Wall & Partitions	5	4.7
Ceiling Systems	5	4.5
Window Systems	5	5.0
Door Systems	5	3.8
Casework	5	2.1
Service Systems	20	12.1
Ventilation & Cooling	5	1.6
Heating	5	2.9
Plumbing	5	4.1
Electrical	5	3.4
Safety Standards	15	8.3
Overall Standards	15	8.3
ADA	15	1.5
Building Accessibility	15	1.5
Total	100	65.5

FACILITY ASSESSMENT

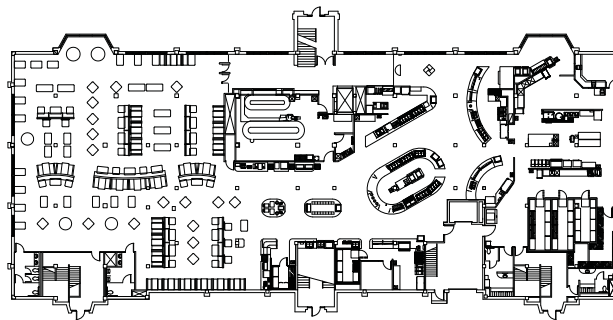
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



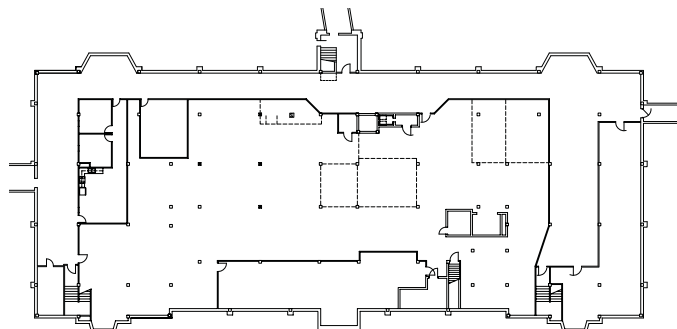
SQUIRES HALL: EXISTING 3RD & 4TH FLOOR PLAN
Not to scale



SQUIRES HALL: EXISTING 2ND FLOOR PLAN
Not to scale



SQUIRES HALL: EXISTING 1ST FLOOR PLAN
Not to scale



SQUIRES HALL: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

WALSH COMPLEX—
WALSH HALL



ASSESSMENT RATING: 65.5

ASSESSMENT LEVEL

:: Remodeling C: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

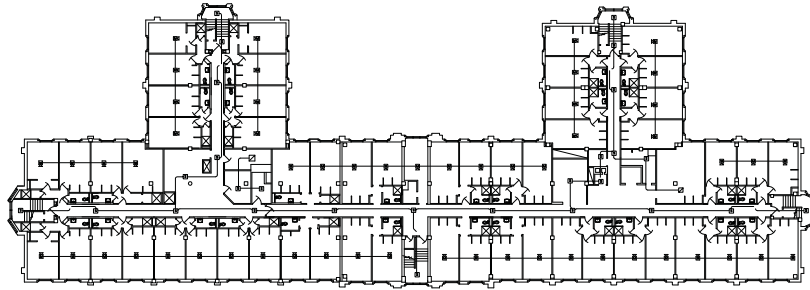
:: Address: 3251 5th Avenue North
:: Year of Construction: 1959
:: Building Area: 72,477 GSF

RATING SUMMARY

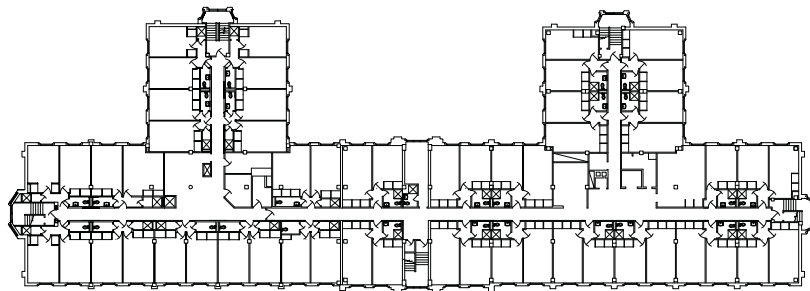
Area	Possible Rating	Actual Rating:
Primary Structure	25	23.5
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.9
Floor System	5	4.4
Roof System	5	4.7
Secondary Systems	25	20.1
Interior Wall & Partitions	5	4.7
Ceiling Systems	5	4.5
Window Systems	5	5.0
Door Systems	5	3.8
Casework	5	2.1
Service Systems	20	12.1
Ventilation & Cooling	5	1.6
Heating	5	2.9
Plumbing	5	4.1
Electrical	5	3.4
Safety Standards	15	8.3
Overall Standards	15	8.3
ADA	15	1.5
Building Accessibility	15	1.5
Total	100	65.5

FACILITY ASSESSMENT

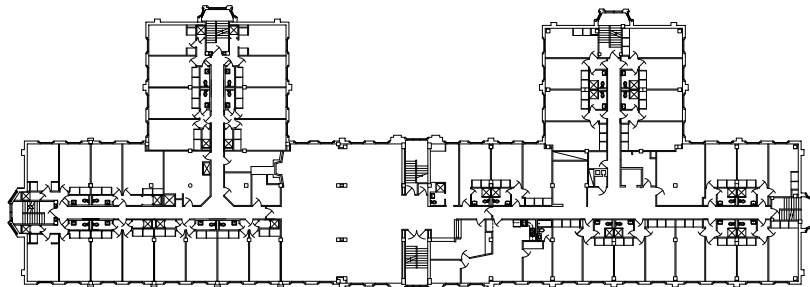
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



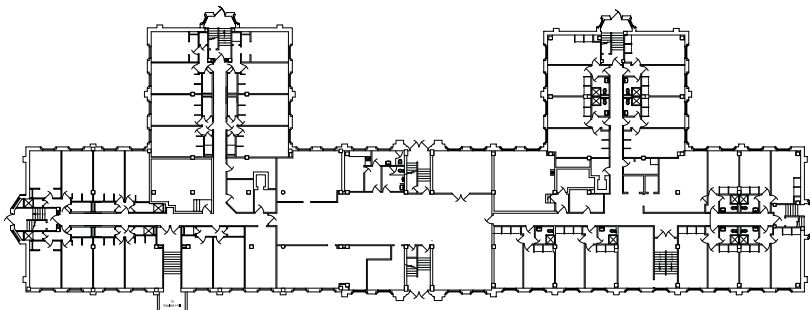
WALSH HALL: EXISTING 3RD FLOOR PLAN
Not to scale



WALSH HALL: EXISTING 2ND FLOOR PLAN
Not to scale



WALSH HALL: EXISTING 1ST FLOOR PLAN
Not to scale



WALSH HALL: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

WILKERSON COMPLEX-
BRANNON HALL



ASSESSMENT RATING: 60.6

ASSESSMENT LEVEL

:: Remodeling C: Modernization
 :: 25%-50% of replacement cost

FACILITY INFORMATION

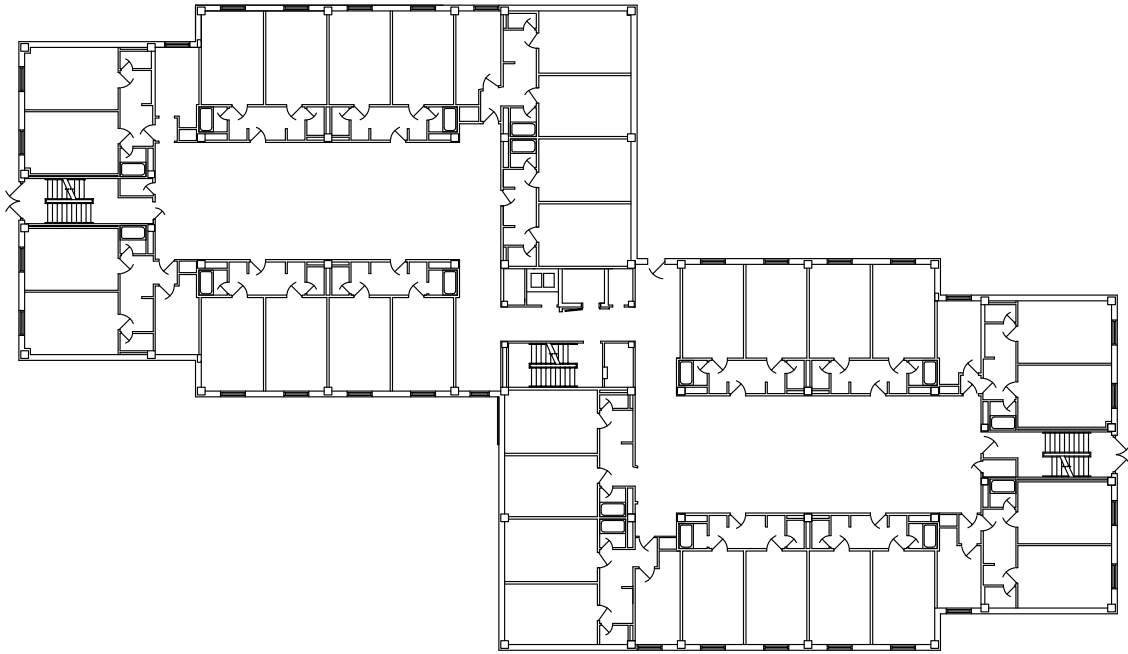
:: Address: 446 Stanford Road
 :: Year of Construction: 1965
 :: Building Area: 68,162 GSF

RATING SUMMARY

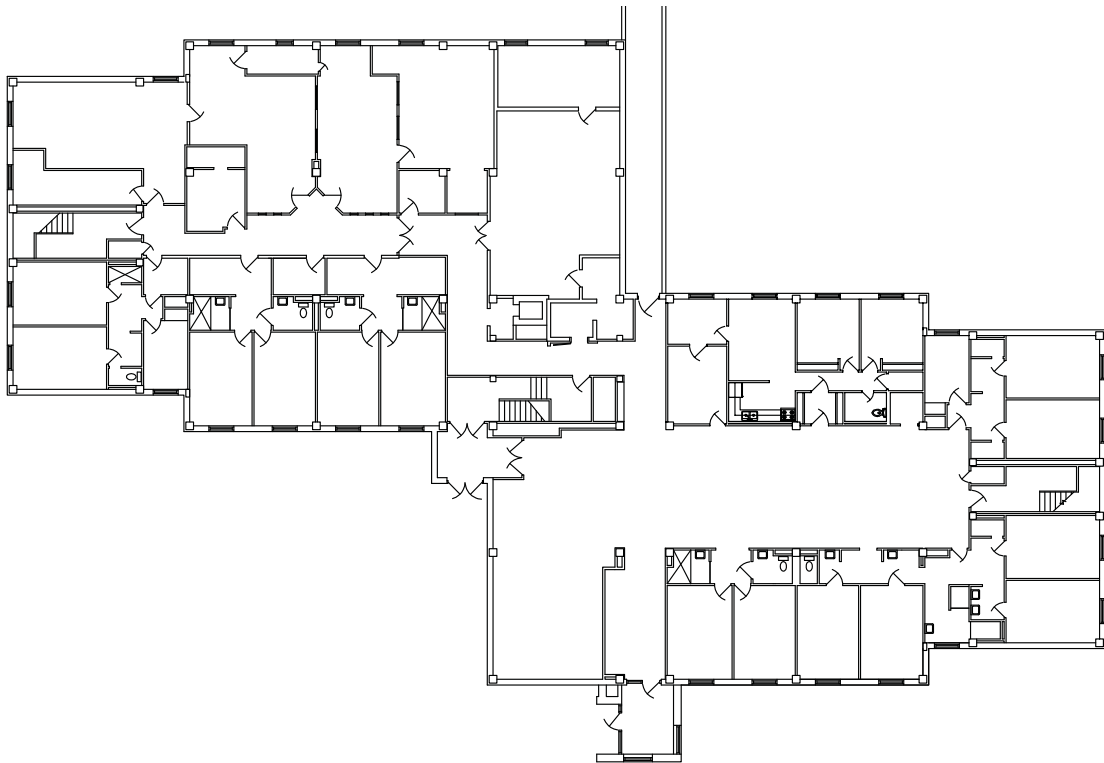
Area	Possible Rating	Actual Rating:
Primary Structure	25	22.8
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.7
Floor System	5	4.2
Roof System	5	4.4
Secondary Systems	25	13.4
Interior Wall & Partitions	5	4.0
Ceiling Systems	5	2.2
Window Systems	5	1.9
Door Systems	5	3.2
Casework	5	2.1
Service Systems	20	11.9
Ventilation & Cooling	5	1.6
Heating	5	2.9
Plumbing	5	4.0
Electrical	5	3.4
Safety Standards	15	9.5
Overall Standards	15	9.5
ADA	15	3.0
Building Accessibility	15	3.0
Total	100	60.6

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



BRANNON HALL: EXISTING TYPICAL UPPER FLOOR PLAN (1ST, 2ND, 3RD & 4TH)
Not to scale



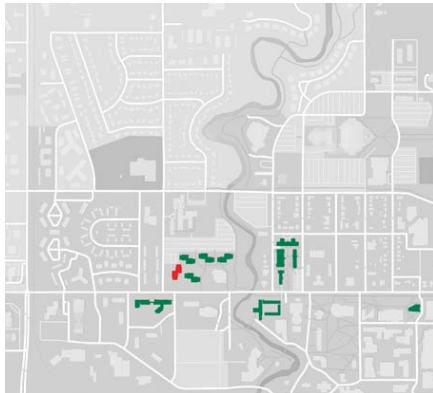
BRANNON HALL: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

WILKERSON COMPLEX-
M^CVEY HALL



ASSESSMENT RATING: 58.9

ASSESSMENT LEVEL

:: Remodeling C: Modernization
 :: 25%-50% of replacement cost

FACILITY INFORMATION

:: Address: 3530 University Avenue
 :: Year of Construction: 1965
 :: Building Area: 68,001 GSF

RATING SUMMARY

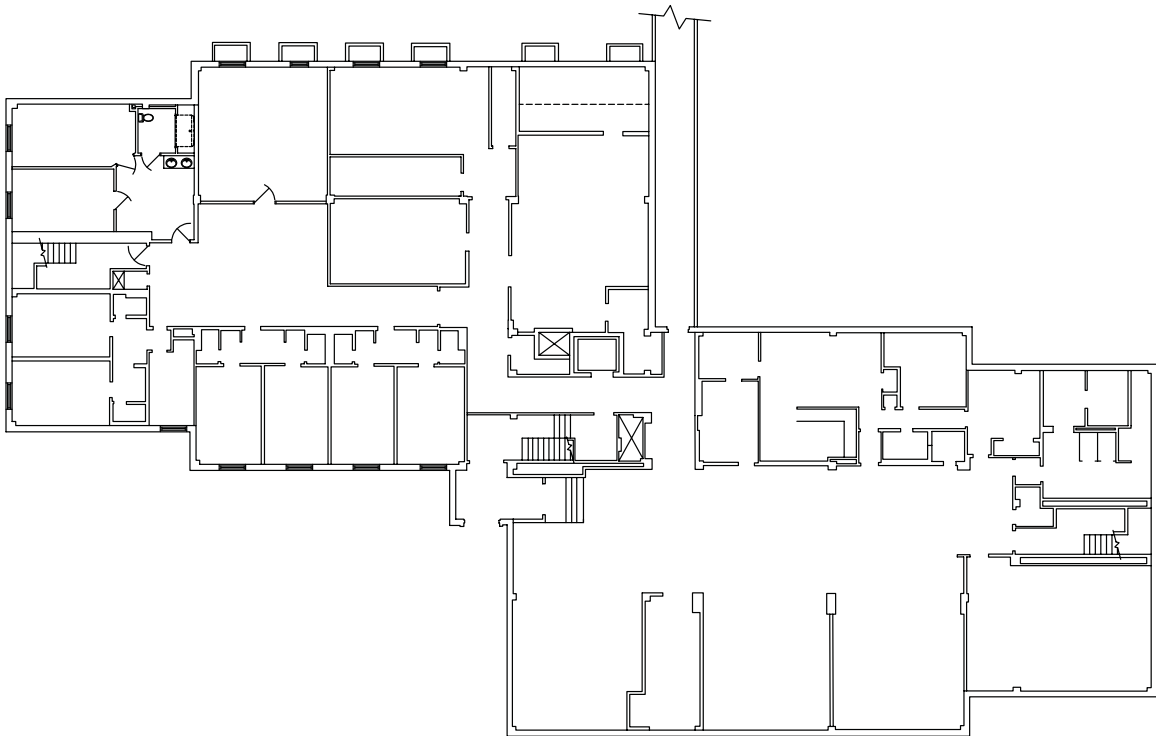
Area	Possible Rating	Actual Rating:
Primary Structure	25	22.8
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.7
Floor System	5	4.2
Roof System	5	4.4
Secondary Systems	25	13.4
Interior Wall & Partitions	5	4.0
Ceiling Systems	5	2.2
Window Systems	5	1.9
Door Systems	5	3.2
Casework	5	2.1
Service Systems	20	11.9
Ventilation & Cooling	5	1.6
Heating	5	2.9
Plumbing	5	4.0
Electrical	5	3.4
Safety Standards	15	9.5
Overall Standards	15	9.5
ADA	15	1.3
Building Accessibility	15	1.3
Total	100	58.9

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



MCVEY HALL: EXISTING TYPICAL UPPER FLOOR PLAN (1ST, 2ND, 3RD & 4TH)
Not to scale



MCVEY HALL: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

WILKERSON COMPLEX-
NOREN HALL



ASSESSMENT RATING: 60.6

ASSESSMENT LEVEL

:: Remodeling C: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

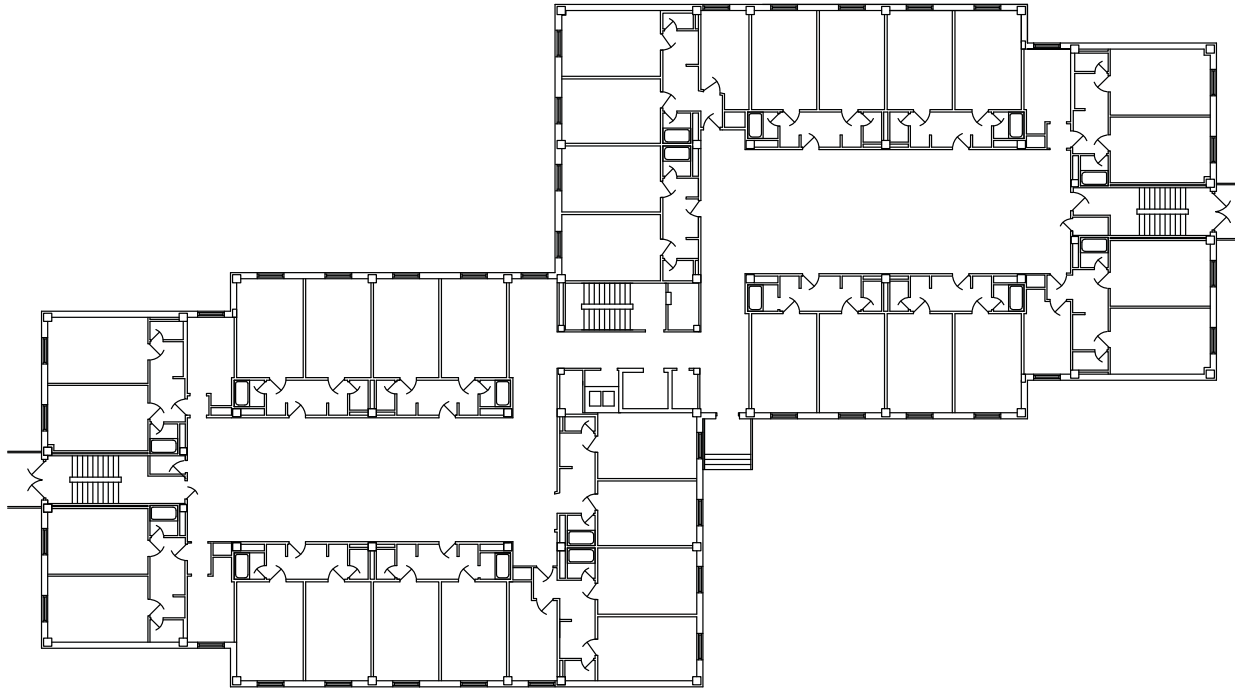
:: Address: 450 Stanford Road
:: Year of Construction: 1968
:: Building Area: 68,001 GSF

RATING SUMMARY

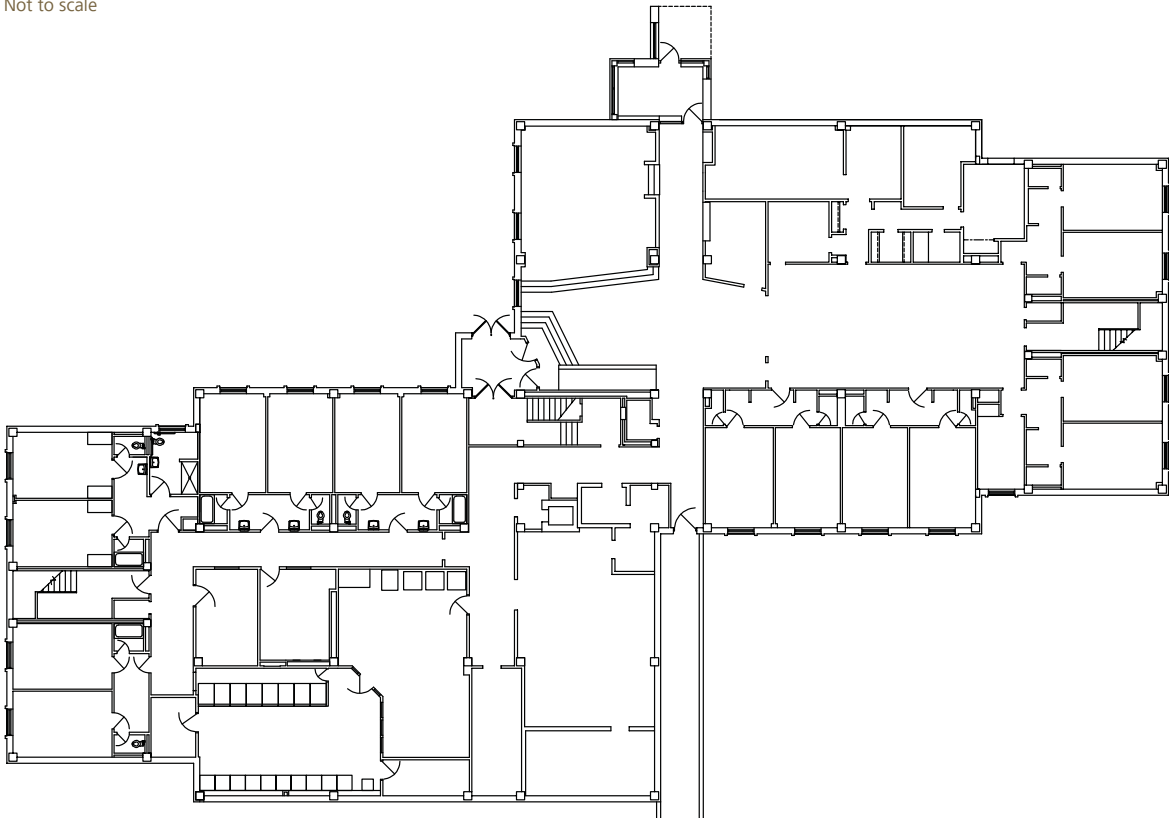
Area	Possible Rating	Actual Rating:
Primary Structure	25	22.8
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.7
Floor System	5	4.2
Roof System	5	4.4
Secondary Systems	25	13.4
Interior Wall & Partitions	5	4.0
Ceiling Systems	5	2.2
Window Systems	5	1.9
Door Systems	5	3.2
Casework	5	2.1
Service Systems	20	12.3
Ventilation & Cooling	5	1.9
Heating	5	2.9
Plumbing	5	4.0
Electrical	5	3.4
Safety Standards	15	9.5
Overall Standards	15	9.5
ADA	15	2.6
Building Accessibility	15	2.6
Total	100	60.6

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



NOREN HALL: EXISTING TYPICAL UPPER FLOOR PLAN (1ST, 2ND, 3RD & 4TH)
Not to scale



NOREN HALL: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

WILKERSON COMPLEX-
SELKE HALL



ASSESSMENT RATING: 60.6

ASSESSMENT LEVEL

:: Remodeling C: Modernization
 :: 25%-50% of replacement cost

FACILITY INFORMATION

:: Address: 448 Stanford Road
 :: Year of Construction: 1967
 :: Building Area: 68,163 GSF

RATING SUMMARY

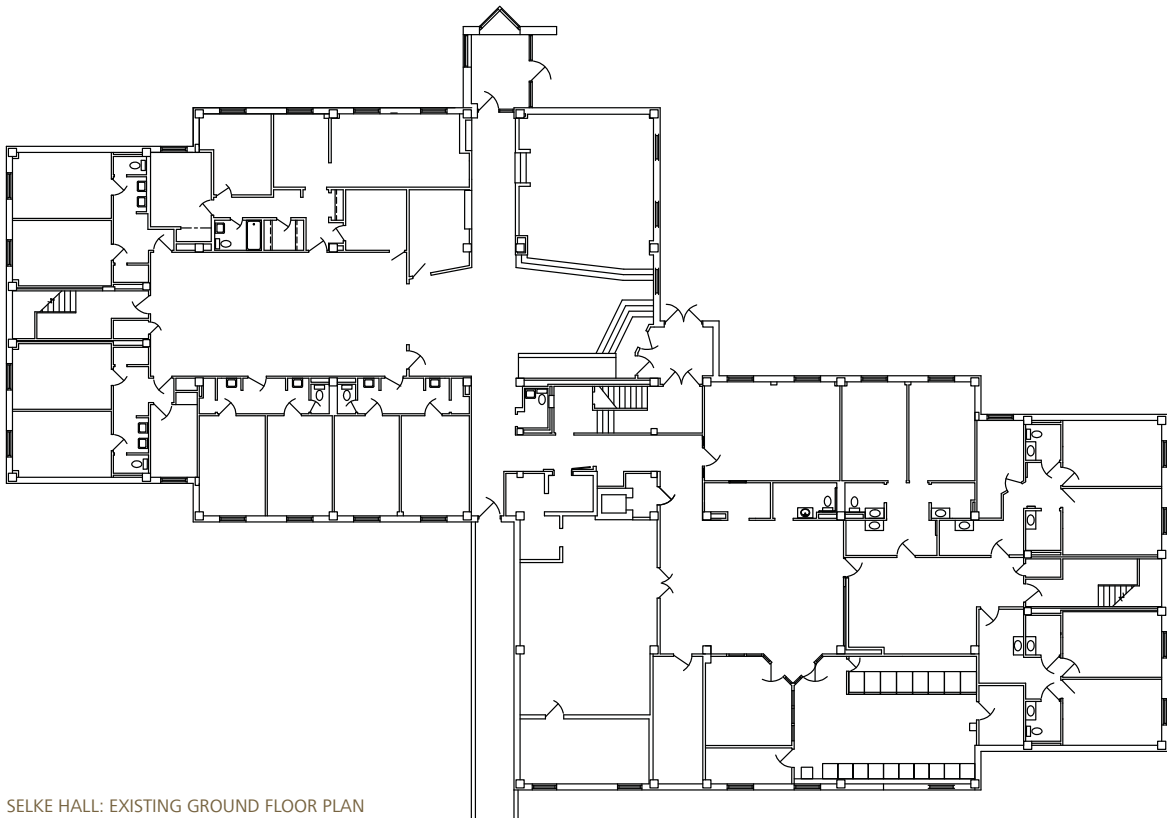
Area	Possible Rating	Actual Rating:
Primary Structure	25	22.8
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.7
Floor System	5	4.2
Roof System	5	4.4
Secondary Systems	25	13.4
Interior Wall & Partitions	5	4.0
Ceiling Systems	5	2.2
Window Systems	5	1.9
Door Systems	5	3.2
Casework	5	2.1
Service Systems	20	12.3
Ventilation & Cooling	5	1.9
Heating	5	2.9
Plumbing	5	4.0
Electrical	5	3.4
Safety Standards	15	9.5
Overall Standards	15	9.5
ADA	15	2.6
Building Accessibility	15	2.6
Total	100	60.6

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



SELKE HALL: EXISTING TYPICAL UPPER FLOOR PLAN (1ST, 2ND, 3RD & 4TH)
Not to scale



SELKE HALL: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

WILKERSON COMPLEX-
WEST HALL



ASSESSMENT RATING: 60.3

ASSESSMENT LEVEL

- :: Remodeling C: Modernization
- :: 25%-50% of replacement cost

FACILITY INFORMATION

- :: Address: 3530 University Avenue
- :: Year of Construction: 1964
- :: Building Area: 68,001 GSF

RATING SUMMARY

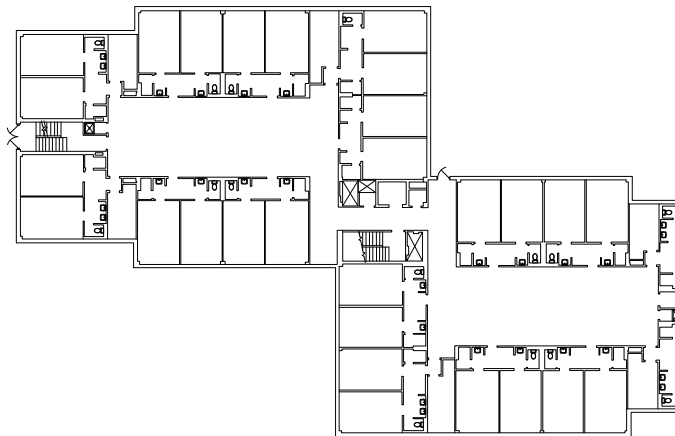
Area	Possible Rating	Actual Rating:
Primary Structure	25	22.8
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.7
Floor System	5	4.2
Roof System	5	4.4
Secondary Systems	25	13.4
Interior Wall & Partitions	5	4.0
Ceiling Systems	5	2.2
Window Systems	5	1.9
Door Systems	5	3.2
Casework	5	2.1
Service Systems	20	11.9
Ventilation & Cooling	5	1.6
Heating	5	2.9
Plumbing	5	4.0
Electrical	5	3.4
Safety Standards	15	9.5
Overall Standards	15	9.5
ADA	15	2.6
Building Accessibility	15	2.6
Total	100	60.3

FACILITY ASSESSMENT

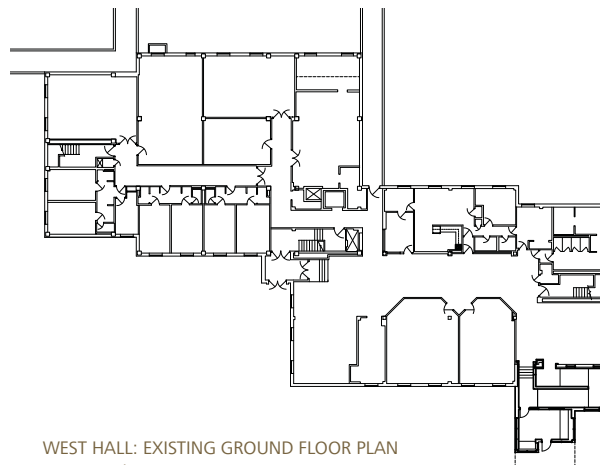
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



WEST HALL: EXISTING TYPICAL UPPER FLOOR PLAN (2ND, 3RD & 4TH)
Not to scale



WEST HALL: EXISTING 1ST FLOOR PLAN
Not to scale



WEST HALL: EXISTING GROUND FLOOR PLAN
Not to scale



FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

SWANSON HALL



ASSESSMENT RATING: 88.5

ASSESSMENT LEVEL

- :: Remodeling D: Minor Modernization
- :: Less than 25% of replacement cost

FACILITY INFORMATION

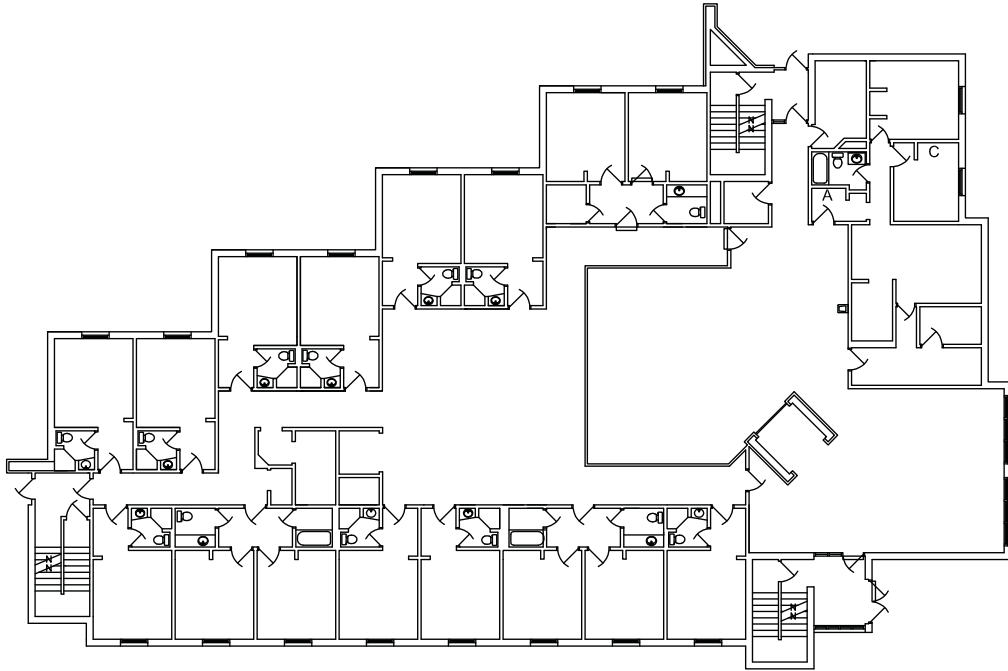
- :: Address: 211 Cornell
- :: Year of Construction: 1985
- :: Building Area: 56,298 GSF

RATING SUMMARY

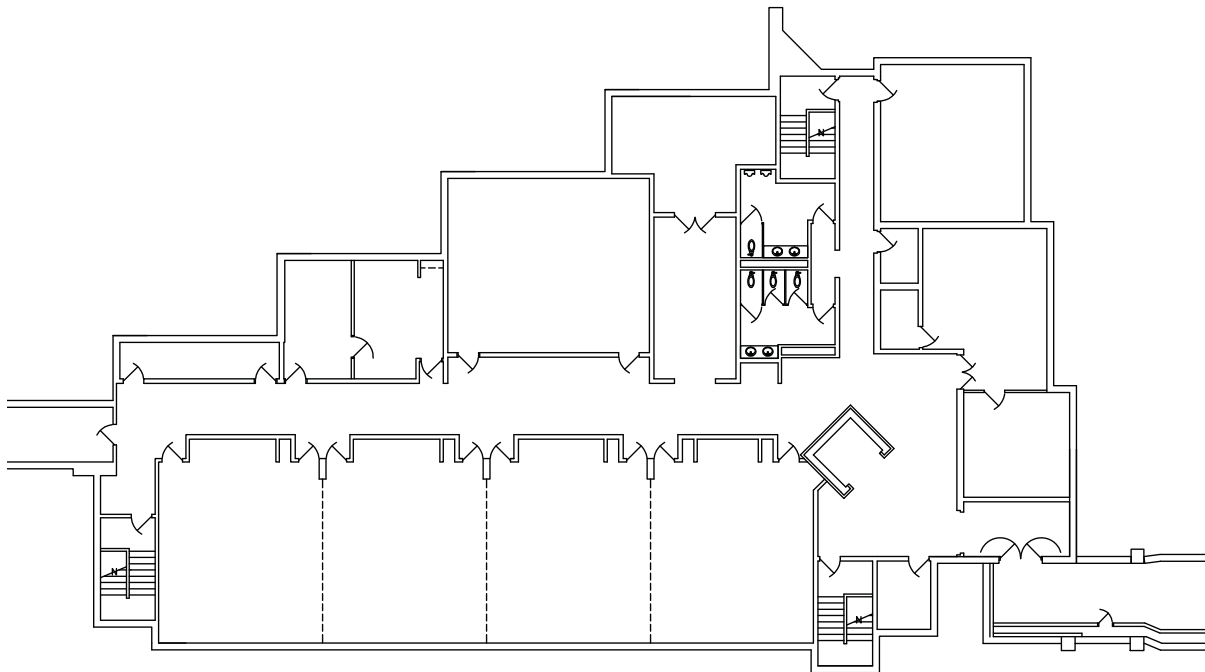
Area	Possible Rating	Actual Rating:
Primary Structure	25	24.4
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	7.3
Floor System	5	4.8
Roof System	5	4.8
Secondary Systems	25	22.9
Interior Wall & Partitions	5	4.9
Ceiling Systems	5	4.6
Window Systems	5	4.5
Door Systems	5	4.9
Casework	5	4.1
Service Systems	20	15.4
Ventilation & Cooling	5	1.7
Heating	5	4.4
Plumbing	5	4.7
Electrical	5	4.6
Safety Standards	15	14.0
Overall Standards	15	14.0
ADA	15	11.8
Building Accessibility	15	11.8
Total	100	88.5

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



SWANSON HALL: EXISTING TYPICAL UPPER FLOOR PLAN (1ST, 2ND, 3RD, 4TH & 5TH)
Not to scale



SWANSON HALL: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

UNIVERSITY PLACE



ASSESSMENT RATING: 88.5

ASSESSMENT LEVEL

:: Satisfactory to excellent condition

FACILITY INFORMATION

:: Address: 3601 University Avenue

:: Year of Construction: 2008

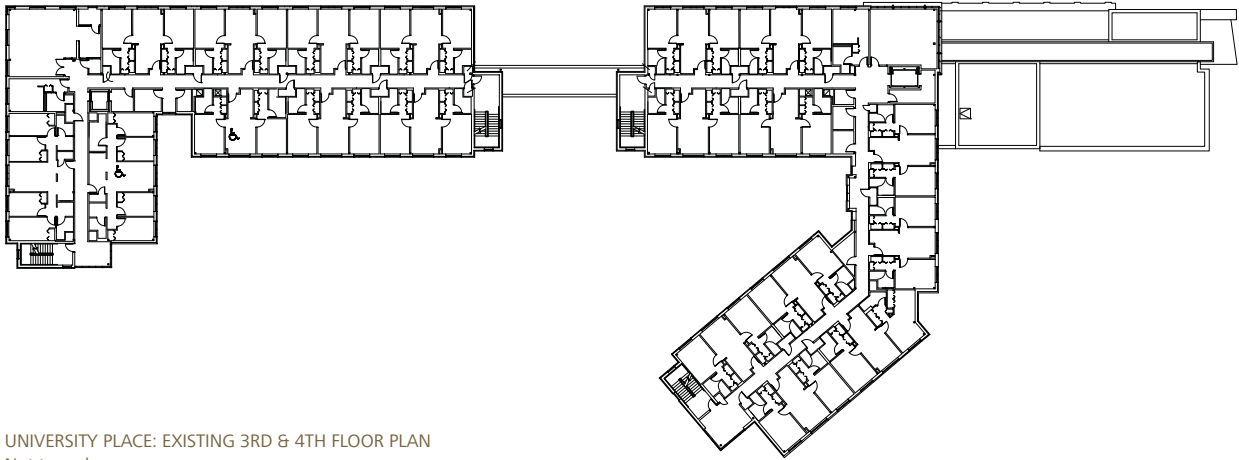
:: Building Area: 108,657 GSF

RATING SUMMARY

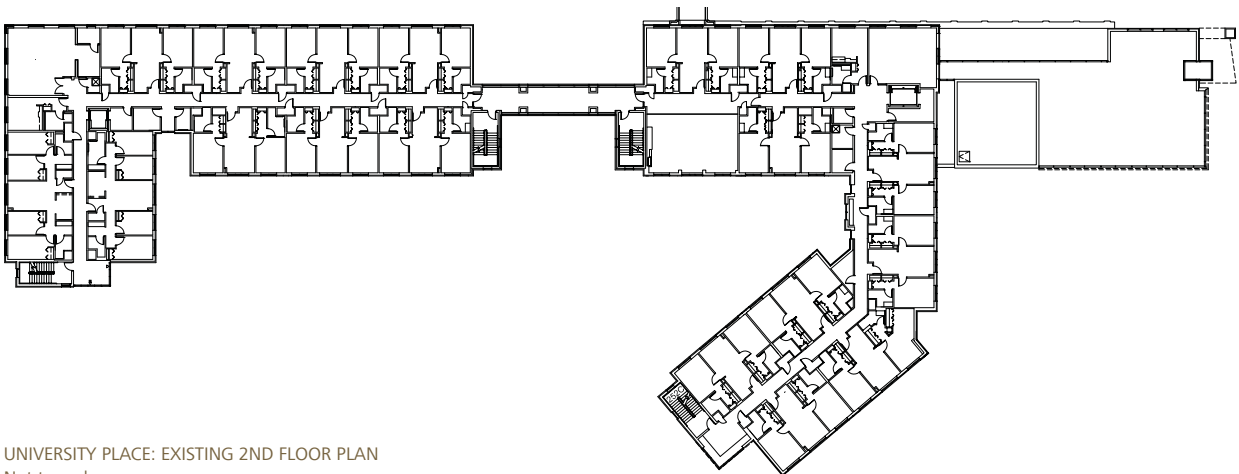
Area	Possible Rating	Actual Rating:
Primary Structure	25	24.6
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	7.3
Floor System	5	4.8
Roof System	5	5.0
Secondary Systems	25	24.6
Interior Wall & Partitions	5	5.0
Ceiling Systems	5	4.8
Window Systems	5	5.0
Door Systems	5	5.0
Casework	5	4.8
Service Systems	20	19.2
Ventilation & Cooling	5	4.8
Heating	5	4.8
Plumbing	5	5.0
Electrical	5	4.6
Safety Standards	15	14.5
Overall Standards	15	14.5
ADA	15	14.3
Building Accessibility	15	14.3
Total	100	97.1

FACILITY ASSESSMENT

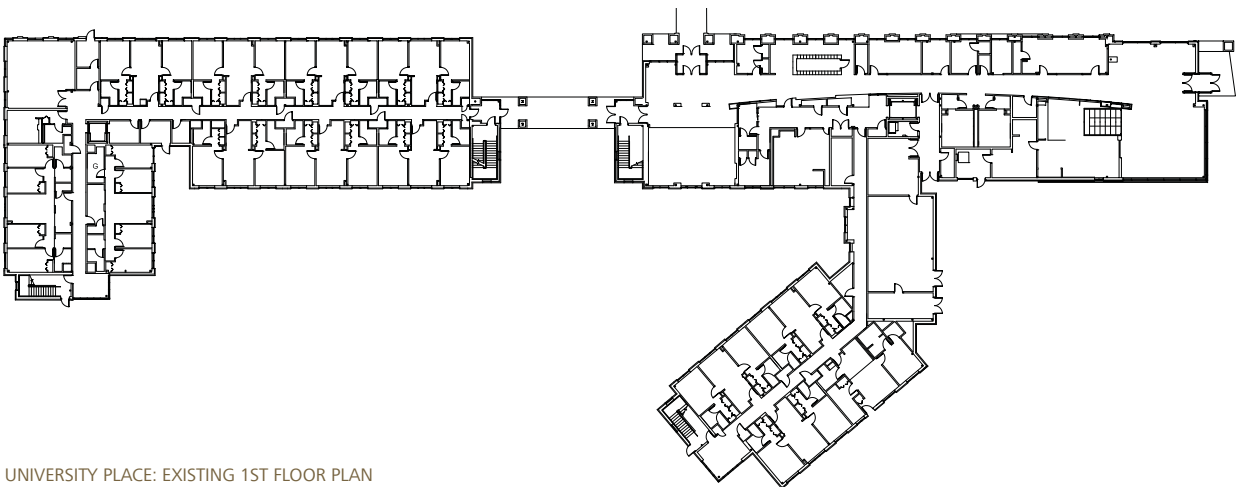
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



UNIVERSITY PLACE: EXISTING 3RD & 4TH FLOOR PLAN
Not to scale



UNIVERSITY PLACE: EXISTING 2ND FLOOR PLAN
Not to scale



UNIVERSITY PLACE: EXISTING 1ST FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

BERKELEY APARTMENTS
(EIGHT-PLEX)



ASSESSMENT RATING: 65.9

ASSESSMENT LEVEL

:: Remodeling C: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

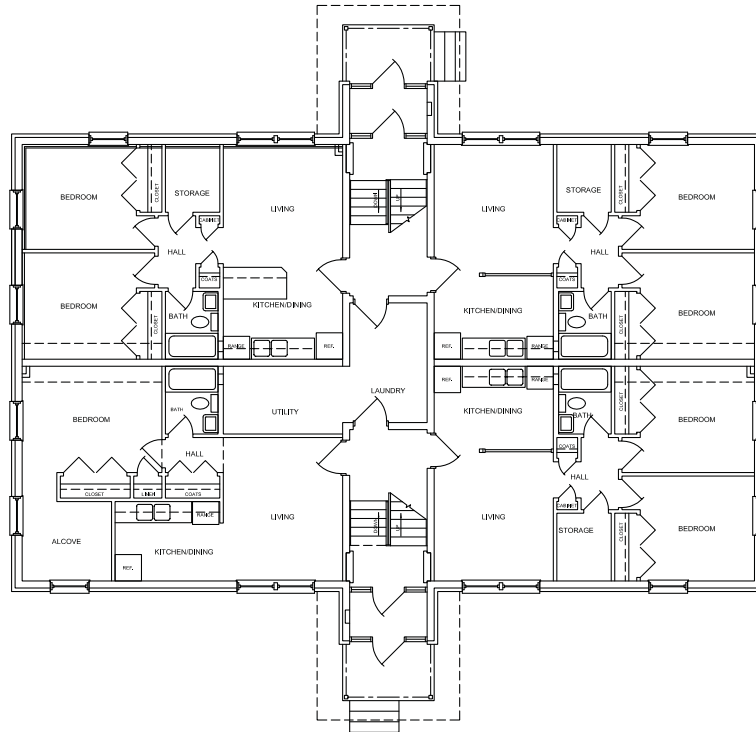
:: Address: 3702 Berkeley Drive
:: Year of Construction: 1963
:: Building Area: 56,061 GSF

RATING SUMMARY

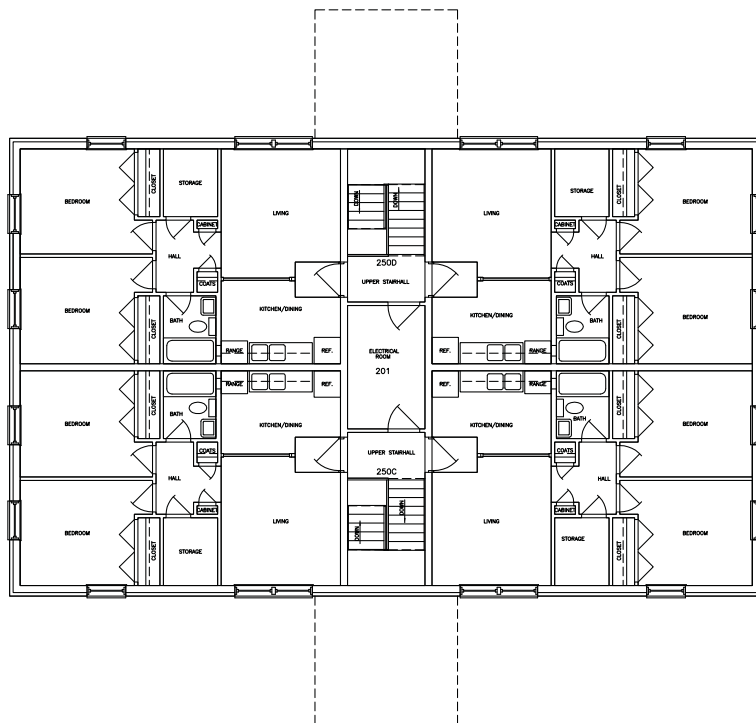
Area	Possible Rating	Actual Rating:
Primary Structure	25	21.5
Foundation System	7.5	7.1
Column & Exterior Wall System	7.5	6.5
Floor System	5	3.3
Roof System	5	4.6
Secondary Systems	25	20.7
Interior Wall & Partitions	5	3.4
Ceiling Systems	5	5.0
Window Systems	5	4.8
Door Systems	5	4.4
Casework	5	3.1
Service Systems	20	15.0
Ventilation & Cooling	5	3.2
Heating	5	4.0
Plumbing	5	4.1
Electrical	5	3.7
Safety Standards	15	8.8
Overall Standards	15	8.8
ADA	15	0.0
Building Accessibility	15	0.0
Total	100	65.9

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



BERKELEY DRIVE APARTMENTS: EXISTING 2ND FLOOR PLAN
Not to scale



BERKELEY DRIVE APARTMENTS: EXISTING 1ST FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:
BRONSON APARTMENTS



ASSESSMENT RATING: 74.5

ASSESSMENT LEVEL

:: Remodeling B: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

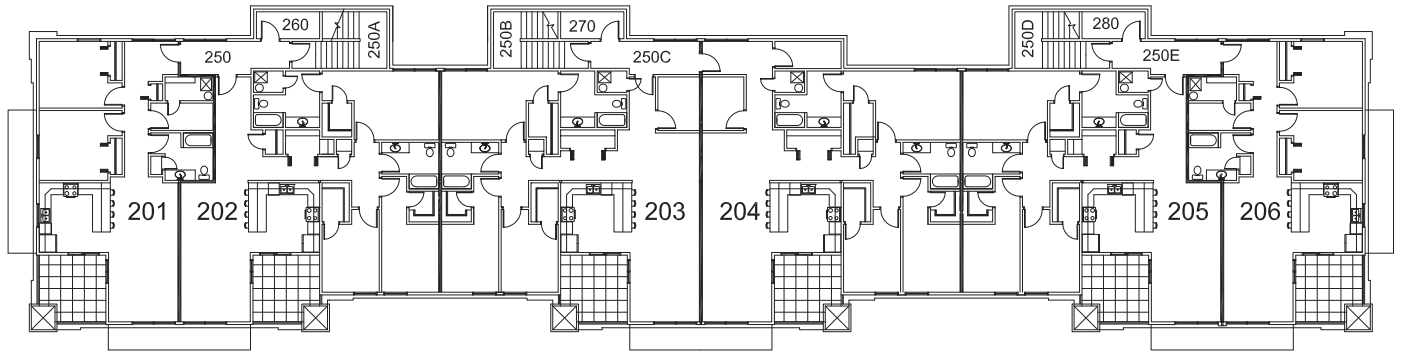
:: Address: 2860 10th Avenue North
:: Year of Construction: 2008
:: Building Area: 8,629 GSF

RATING SUMMARY

Area	Possible Rating	Actual Rating:
Primary Structure	25	23.0
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	7.1
Floor System	5	4.1
Roof System	5	4.3
Secondary Systems	25	22.7
Interior Wall & Partitions	5	4.9
Ceiling Systems	5	5.0
Window Systems	5	5.0
Door Systems	5	4.7
Casework	5	3.1
Service Systems	20	17.3
Ventilation & Cooling	5	4.3
Heating	5	4.0
Plumbing	5	4.0
Electrical	5	5.0
Safety Standards	15	11.5
Overall Standards	15	11.5
ADA	15	0.0
Building Accessibility	15	0.0
Total	100	74.5

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



BRONSON APARTMENTS: EXISTING 2ND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

CARLETON COURT
APARTMENTS



ASSESSMENT RATING: 56.5

ASSESSMENT LEVEL

:: Remodeling C: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

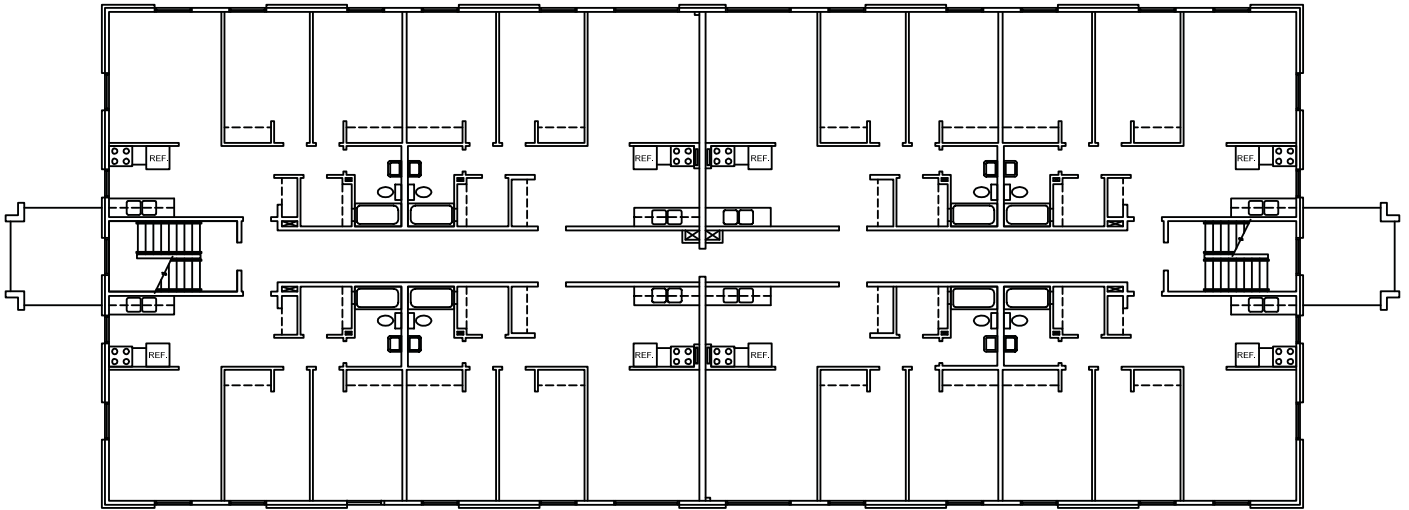
:: Address: 540 Carleton Court
:: Year of Construction: 1973/1982
:: Building Area: 109,408 GSF

RATING SUMMARY

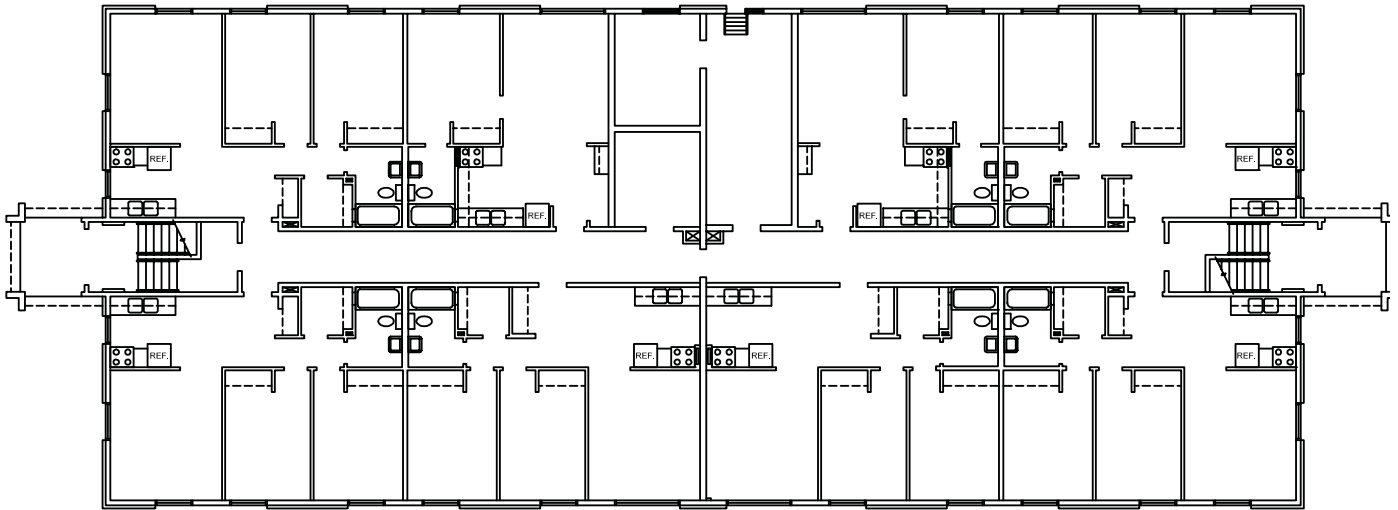
Area	Possible Rating	Actual Rating:
Primary Structure	25	22.0
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.6
Floor System	5	4.1
Roof System	5	3.9
Secondary Systems	25	12.2
Interior Wall & Partitions	5	3.6
Ceiling Systems	5	1.9
Window Systems	5	2.2
Door Systems	5	3.4
Casework	5	1.1
Service Systems	20	12.7
Ventilation & Cooling	5	3.3
Heating	5	3.3
Plumbing	5	3.5
Electrical	5	2.6
Safety Standards	15	9.5
Overall Standards	15	9.5
ADA	15	0.0
Building Accessibility	15	0.0
Total	100	56.5

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



CARLETON COURT APARTMENTS: EXISTING TYPICAL UPPER FLOOR PLAN (1ST & 2ND)
Not to scale



CARLETON COURT APARTMENTS: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:
GALLERY APARTMENTS



ASSESSMENT RATING: 76.7

ASSESSMENT LEVEL

:: Remodeling C: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

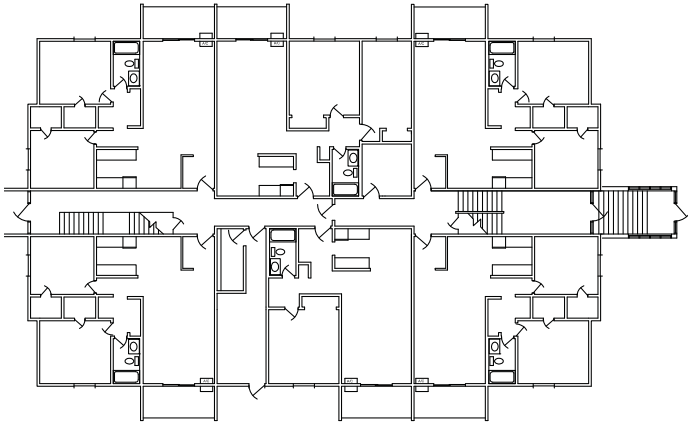
:: Address: 715 N 40th Street Buildings H-K
:: Year of Construction: 1970
:: Building Area: 55,368 GSF

RATING SUMMARY

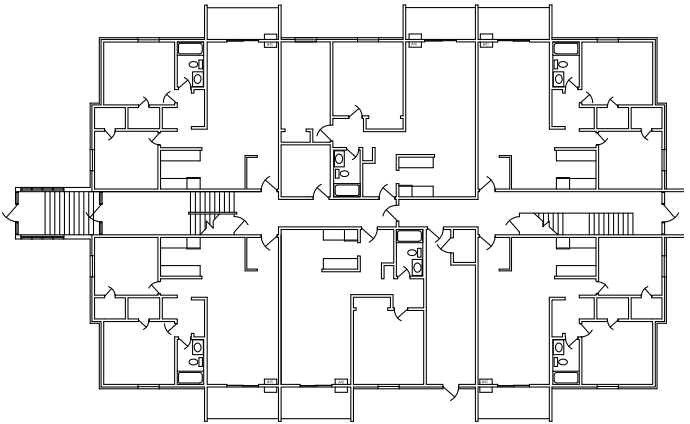
Area	Possible Rating	Actual Rating:
Primary Structure	25	23.4
Foundation System	7.5	6.4
Column & Exterior Wall System	7.5	7.5
Floor System	5	4.7
Roof System	5	4.9
Secondary Systems	25	23.9
Interior Wall & Partitions	5	5.0
Ceiling Systems	5	5.0
Window Systems	5	5.0
Door Systems	5	4.9
Casework	5	4.0
Service Systems	20	15.5
Ventilation & Cooling	5	4.5
Heating	5	3.1
Plumbing	5	4.1
Electrical	5	3.8
Safety Standards	15	12.5
Overall Standards	15	12.5
ADA	15	1.5
Building Accessibility	15	1.5
Total	100	76.7

FACILITY ASSESSMENT

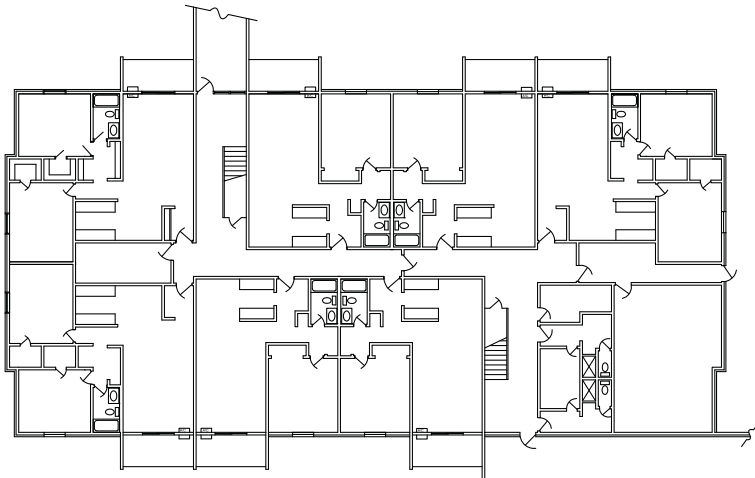
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



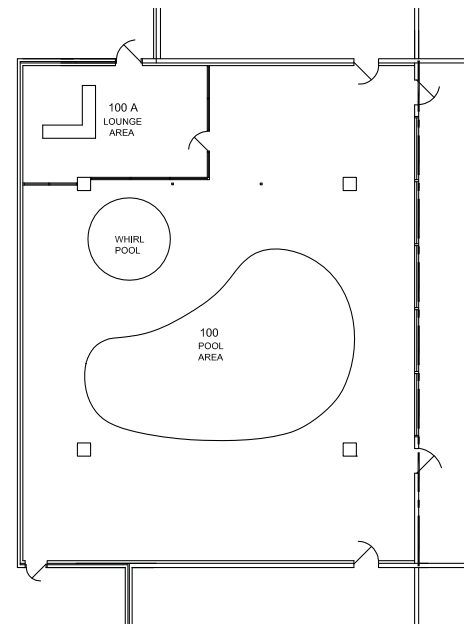
GALLERY APARTMENTS: EXISTING 1ST FLOOR PLAN - BUILDING H
Not to scale



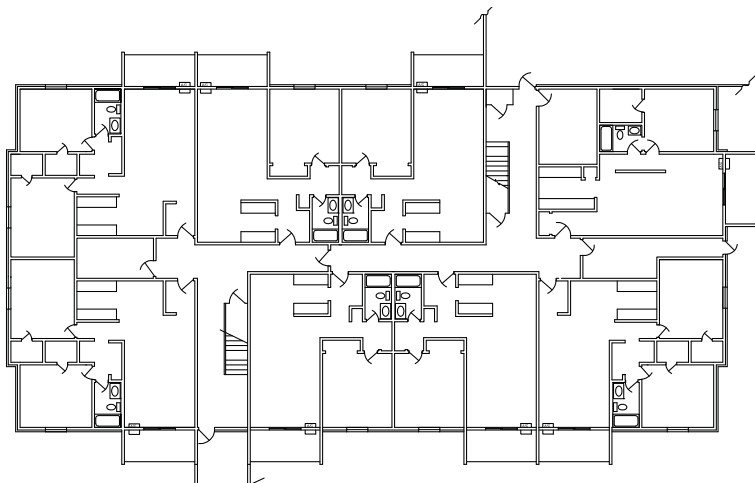
GALLERY APARTMENTS: EXISTING 1ST FLOOR PLAN - BUILDING K
Not to scale



GALLERY APARTMENTS: EXISTING 1ST FLOOR PLAN - BUILDING I
Not to scale



GALLERY APARTMENTS: EXISTING POOL ROOM
Not to scale



GALLERY APARTMENTS: EXISTING 1ST FLOOR PLAN - BUILDING J
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

HAMLIN SQUARE
APARTMENTS



ASSESSMENT RATING: 80.8

ASSESSMENT LEVEL

:: Remodeling D: Minor Modernization
 :: Less than 25% of replacement cost

FACILITY INFORMATION

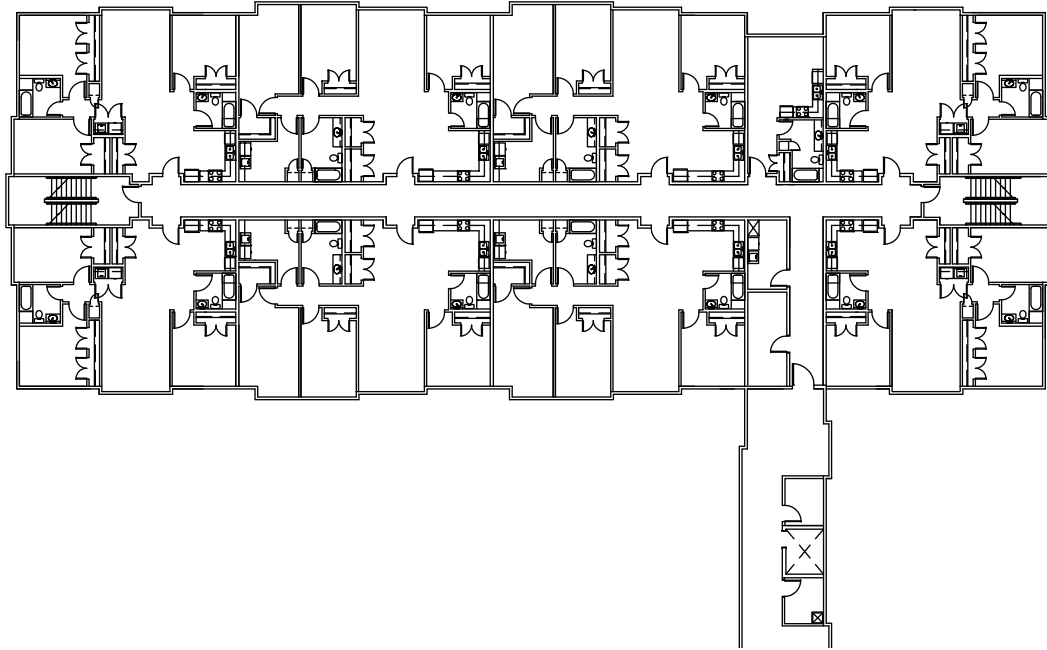
:: Address: 1110 Hamline Street
 :: Year of Construction: 2009
 :: Building Area: 138,956 GSF

RATING SUMMARY

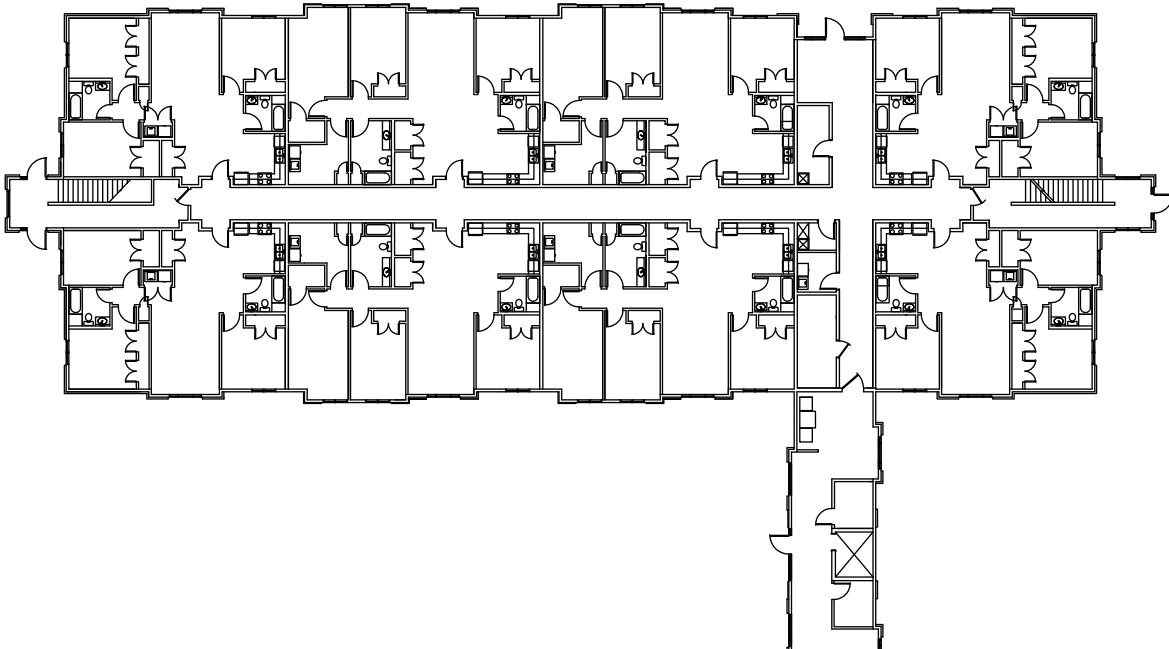
Area	Possible Rating	Actual Rating:
Primary Structure	25	24.5
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	7.5
Floor System	5	4.7
Roof System	5	4.9
Secondary Systems	25	23.9
Interior Wall & Partitions	5	5.0
Ceiling Systems	5	5.0
Window Systems	5	5.0
Door Systems	5	4.9
Casework	5	4.0
Service Systems	20	18.4
Ventilation & Cooling	5	4.5
Heating	5	4.75
Plumbing	5	4.125
Electrical	5	5
Safety Standards	15	12.5
Overall Standards	15	12.5
ADA	15	1.5
Building Accessibility	15	1.5
Total	100	80.8

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



HAMLIN SQUARE APARTMENTS: EXISTING TYPICAL UPPER FLOOR PLAN (2ND, 3RD & 4TH)
Not to scale



HAMLIN SQUARE APARTMENTS: EXISTING FIRST FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

MOUNT VERNON
APARTMENTS



ASSESSMENT RATING: 58.0

ASSESSMENT LEVEL

:: Remodeling C: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

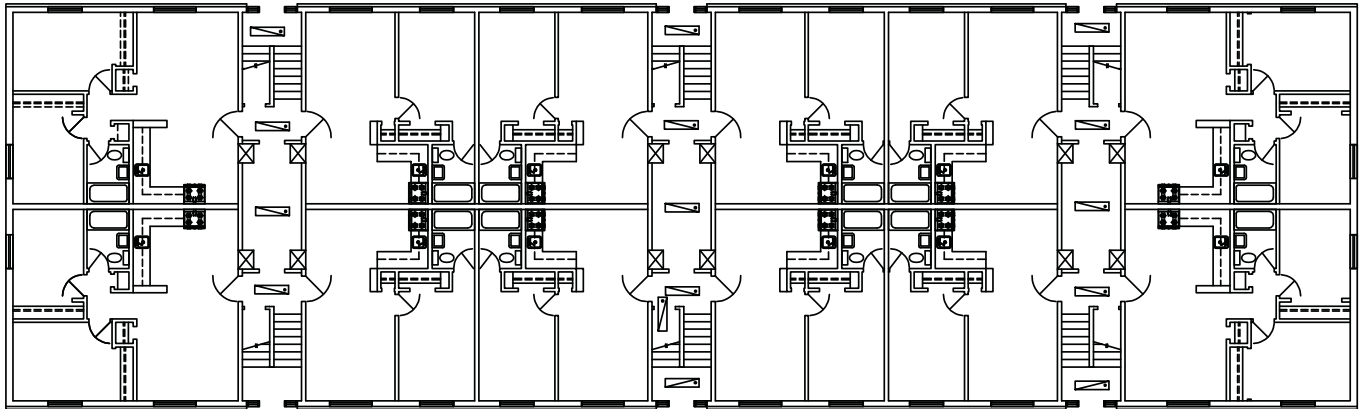
:: Address: 3711 University Avenue
:: Year of Construction: 1974
:: Building Area: 22,848 GSF

RATING SUMMARY

Area	Possible Rating	Actual Rating:
Primary Structure	25	21.4
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.3
Floor System	5	3.8
Roof System	5	3.8
Secondary Systems	25	14.4
Interior Wall & Partitions	5	3.6
Ceiling Systems	5	1.9
Window Systems	5	4.6
Door Systems	5	3.3
Casework	5	1.1
Service Systems	20	12.7
Ventilation & Cooling	5	3.3
Heating	5	3.3
Plumbing	5	3.5
Electrical	5	2.6
Safety Standards	15	9.5
Overall Standards	15	9.5
ADA	15	0.0
Building Accessibility	15	0.0
Total	100	58.0

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



MOUNT VERNON APARTMENTS: EXISTING TYPICAL FLOOR PLAN (1ST, 2ND & 3RD)
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

NORTHWESTERN
APARTMENTS



ASSESSMENT RATING: 37.6

ASSESSMENT LEVEL

:: Remodeling B: Modernization
 :: 25%-50% of replacement cost

FACILITY INFORMATION

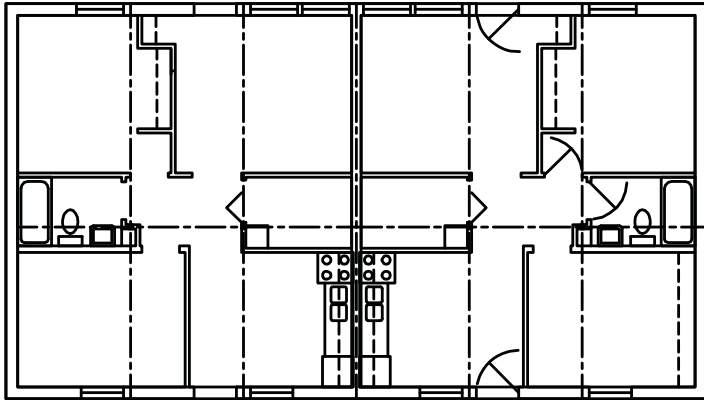
:: Address: 111 Northwestern Drive
 :: Year of Construction: 1966
 :: Building Area: 67,200 GSF

RATING SUMMARY

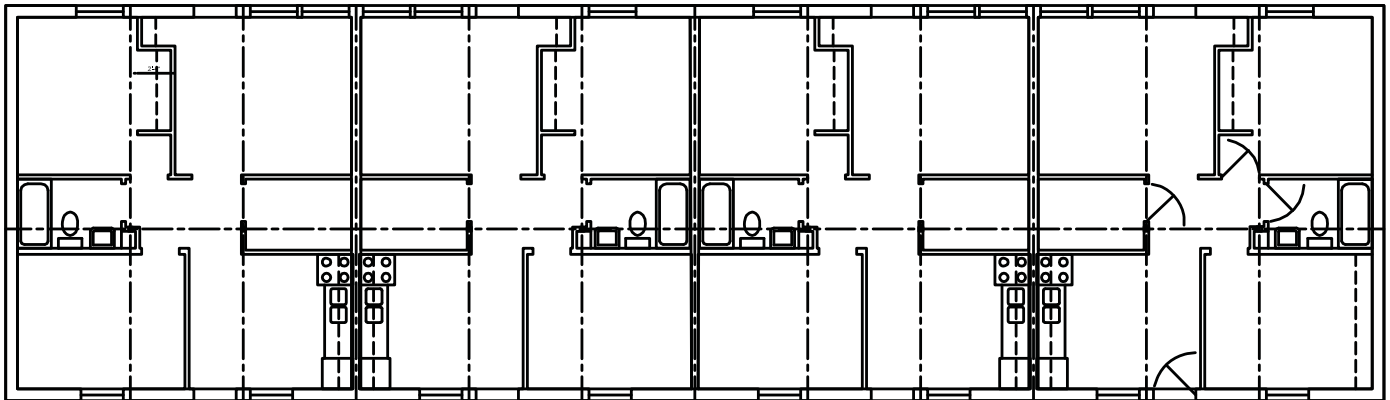
Area	Possible Rating	Actual Rating:
Primary Structure	25	13.6
Foundation System	7.5	5.4
Column & Exterior Wall System	7.5	3.5
Floor System	5	2.5
Roof System	5	2.2
Secondary Systems	25	11.7
Interior Wall & Partitions	5	2.9
Ceiling Systems	5	3.4
Window Systems	5	1.6
Door Systems	5	2.4
Casework	5	1.4
Service Systems	20	8.3
Ventilation & Cooling	5	1.5
Heating	5	2.2
Plumbing	5	2.1
Electrical	5	2.6
Safety Standards	15	3.8
Overall Standards	15	3.8
ADA	15	0.4
Building Accessibility	15	0.4
Total	100	37.6

FACILITY ASSESSMENT

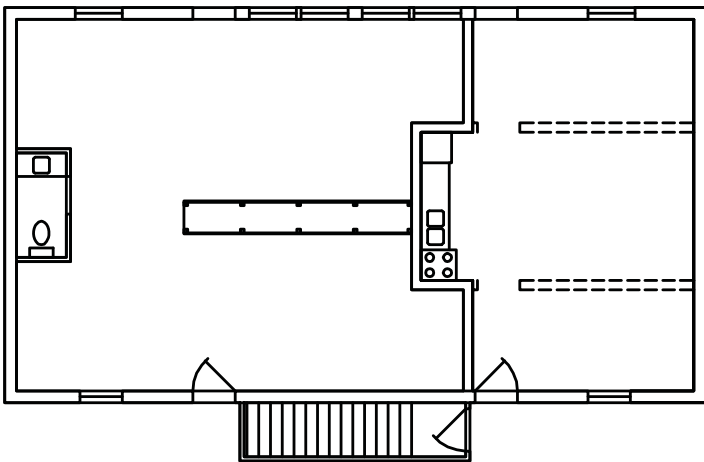
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



NORTHWESTERN APARTMENTS: EXISTING 1ST FLOOR PLAN - DUPLEX
Not to scale



NORTHWESTERN APARTMENTS: EXISTING 1ST FLOOR PLAN - FOUR-PLEX
Not to scale



NORTHWESTERN APARTMENTS: EXISTING 1ST FLOOR PLAN - UTILITY BUILDING
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

STATE STREET APARTMENTS
(SIX-PLEX)



ASSESSMENT RATING: 37.4

ASSESSMENT LEVEL

:: Remodeling B: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

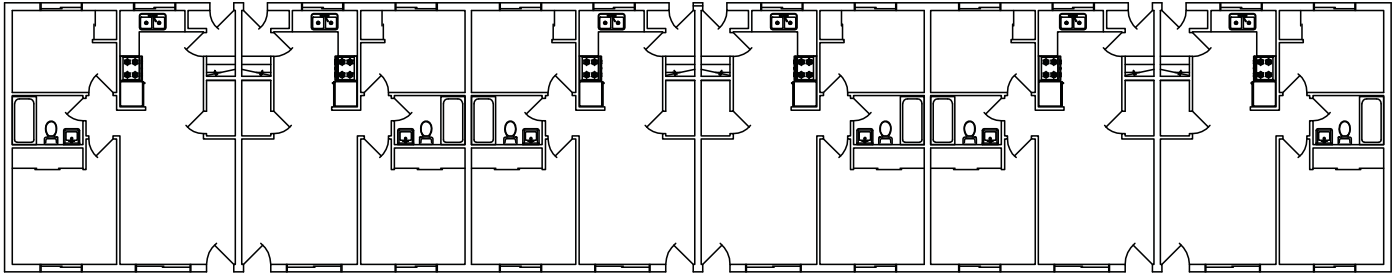
:: Address: 301 Stanford Road & 302 State Street
:: Year of Construction: 1959
:: Building Area: 48,612 GSF

RATING SUMMARY

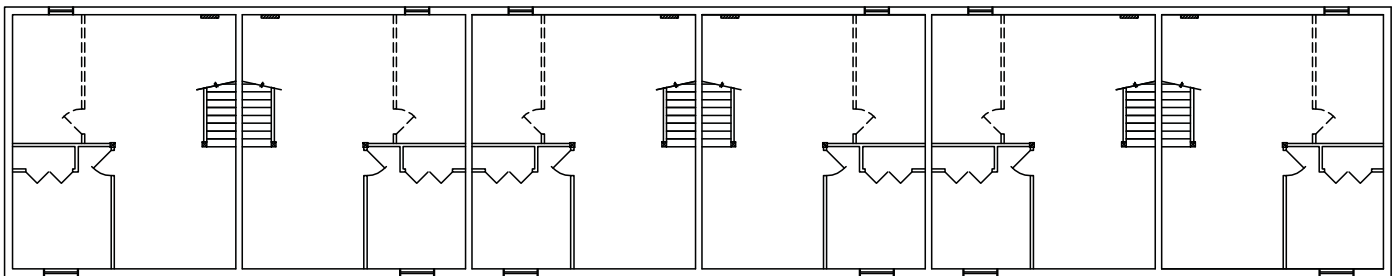
Area	Possible Rating	Actual Rating:
Primary Structure	25	13.3
Foundation System	7.5	5.4
Column & Exterior Wall System	7.5	3.5
Floor System	5	2.3
Roof System	5	2.2
Secondary Systems	25	11.7
Interior Wall & Partitions	5	2.9
Ceiling Systems	5	3.4
Window Systems	5	1.6
Door Systems	5	2.4
Casework	5	1.4
Service Systems	20	8.3
Ventilation & Cooling	5	1.5
Heating	5	2.2
Plumbing	5	2.1
Electrical	5	2.6
Safety Standards	15	3.8
Overall Standards	15	3.8
ADA	15	0.4
Building Accessibility	15	0.4
Total	100	37.4

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



STATE STREET APARTMENTS: EXISTING 1ST FLOOR PLAN
Not to scale



STATE STREET APARTMENTS: EXISTING BASEMENT FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

SWANSON APARTMENTS



ASSESSMENT RATING: 58.9

ASSESSMENT LEVEL

- :: Remodeling C: Modernization
- :: 25%-50% of replacement cost

FACILITY INFORMATION

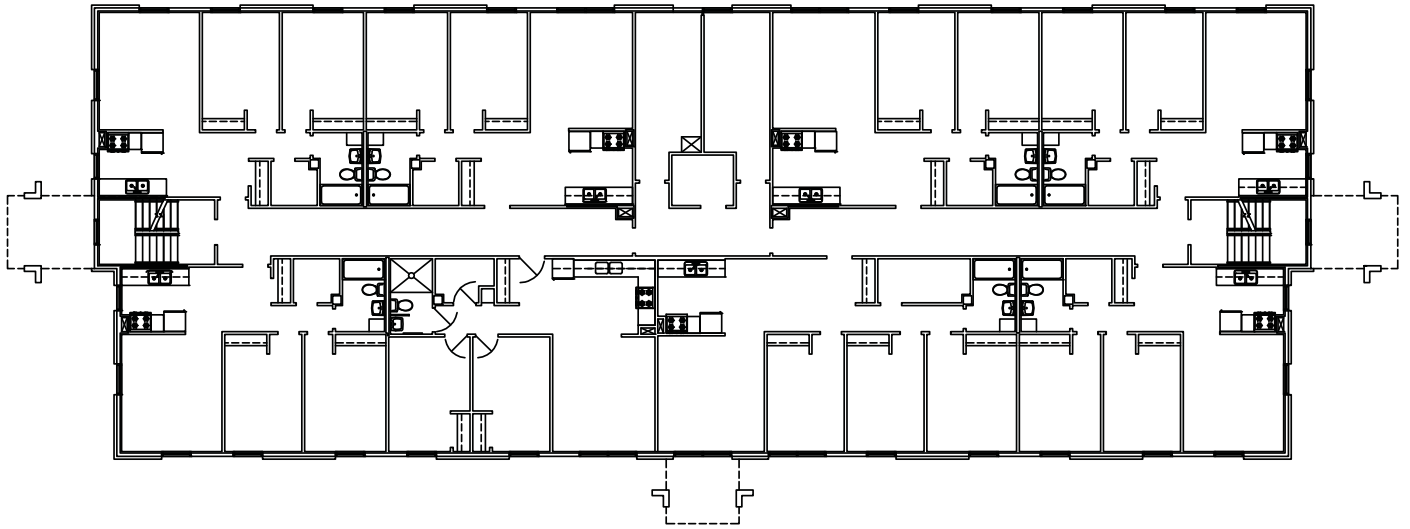
- :: Address: 110 State Street, 3600 Campus Road & 3605 Manitoba Avenue
- :: Year of Construction: 1980
- :: Building Area: 69,855 GSF

RATING SUMMARY

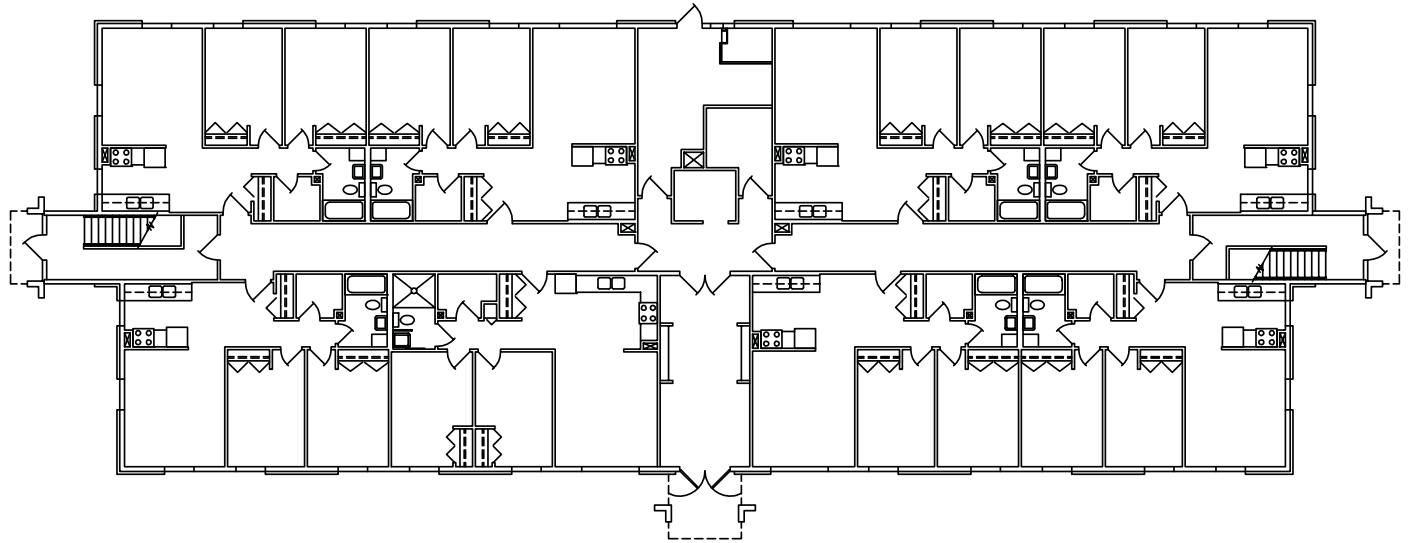
Area	Possible Rating	Actual Rating:
Primary Structure	25	22.0
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.6
Floor System	5	4.1
Roof System	5	3.9
Secondary Systems	25	14.6
Interior Wall & Partitions	5	3.6
Ceiling Systems	5	1.9
Window Systems	5	4.6
Door Systems	5	3.4
Casework	5	1.1
Service Systems	20	12.7
Ventilation & Cooling	5	3.3
Heating	5	3.3
Plumbing	5	3.5
Electrical	5	2.6
Safety Standards	15	9.5
Overall Standards	15	9.5
ADA	15	0.0
Building Accessibility	15	0.0
Total	100	58.9

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



SWANSON APARTMENTS: EXISTING TYPICAL UPPER LEVEL FLOOR PLAN (1ST & 2ND)
Not to scale



SWANSON APARTMENTS: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

TULANE APARTMENTS



ASSESSMENT RATING: 56.5

ASSESSMENT LEVEL

:: Remodeling C: Modernization
 :: 25%-50% of replacement cost

FACILITY INFORMATION

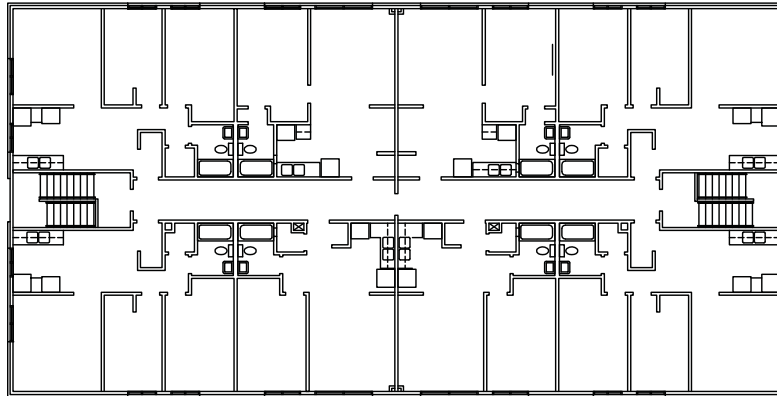
:: Address: 500 Tulane Drive
 :: Year of Construction: 1972
 :: Building Area: 80,663 GSF

RATING SUMMARY

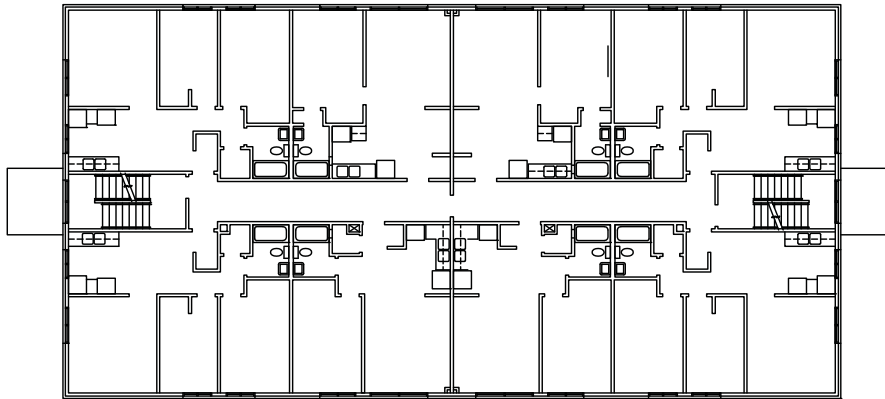
Area	Possible Rating	Actual Rating:
Primary Structure	25	22.0
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.6
Floor System	5	4.1
Roof System	5	3.9
Secondary Systems	25	12.2
Interior Wall & Partitions	5	3.6
Ceiling Systems	5	1.9
Window Systems	5	2.2
Door Systems	5	3.4
Casework	5	1.1
Service Systems	20	12.7
Ventilation & Cooling	5	3.3
Heating	5	3.3
Plumbing	5	3.5
Electrical	5	2.6
Safety Standards	15	9.5
Overall Standards	15	9.5
ADA	15	0.0
Building Accessibility	15	0.0
Total	100	56.5

FACILITY ASSESSMENT

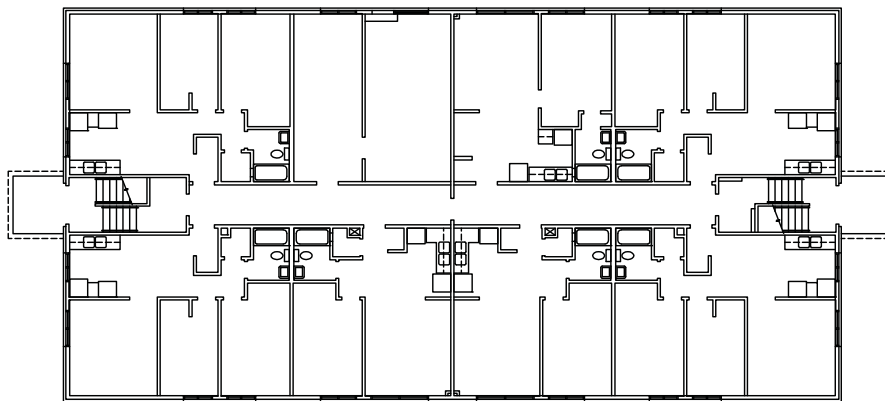
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



TULANE APARTMENTS: EXISTING 2ND FLOOR PLAN
Not to scale



TULANE APARTMENTS: EXISTING 1ST FLOOR PLAN
Not to scale



TULANE APARTMENTS: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:
TULANE TOWNHOUSES



ASSESSMENT RATING: 65.2

ASSESSMENT LEVEL

:: Remodeling C: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

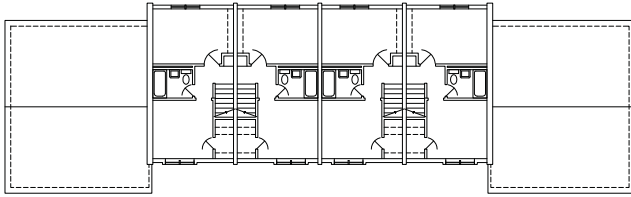
:: Address: 320 Tulane Court
:: Year of Construction: 1971
:: Building Area: 22,351 GSF

RATING SUMMARY

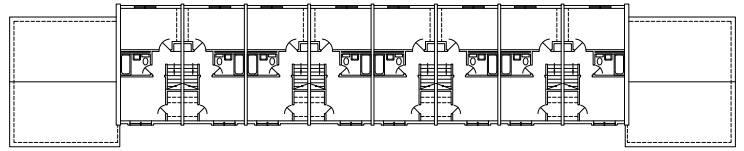
Area	Possible Rating	Actual Rating:
Primary Structure	25	21.1
Foundation System	7.5	6.6
Column & Exterior Wall System	7.5	6.5
Floor System	5	3.4
Roof System	5	4.6
Secondary Systems	25	20.5
Interior Wall & Partitions	5	3.8
Ceiling Systems	5	5.0
Window Systems	5	3.8
Door Systems	5	3.9
Casework	5	4.0
Service Systems	20	14.6
Ventilation & Cooling	5	2.9
Heating	5	4.0
Plumbing	5	4.0
Electrical	5	3.7
Safety Standards	15	7.5
Overall Standards	15	7.5
ADA	15	1.5
Building Accessibility	15	1.5
Total	100	65.2

FACILITY ASSESSMENT

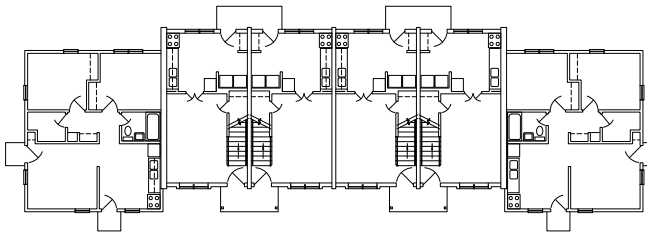
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



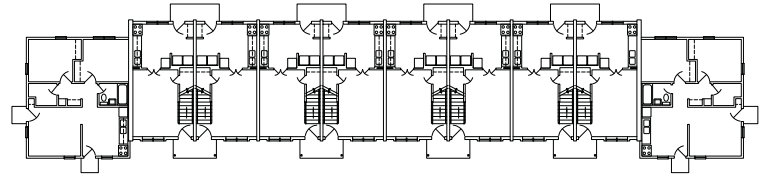
TULANE TOWNHOUSES: EXISTING 2ND FLOOR PLAN A
Not to scale



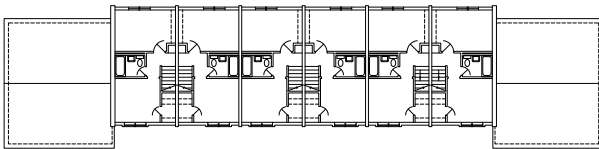
TULANE TOWNHOUSES: EXISTING 2ND FLOOR PLAN C
Not to scale



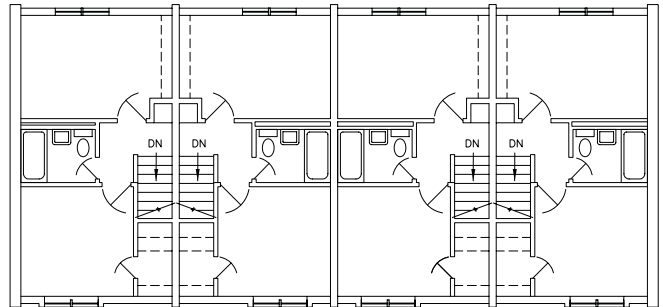
TULANE TOWNHOUSES: EXISTING 1ST FLOOR PLAN A
Not to scale



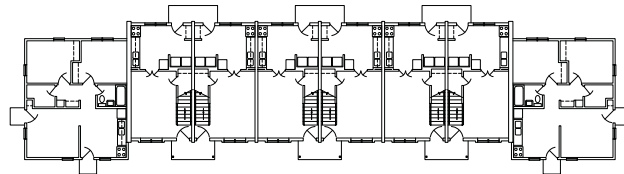
TULANE TOWNHOUSES: EXISTING 1ST FLOOR PLAN C
Not to scale



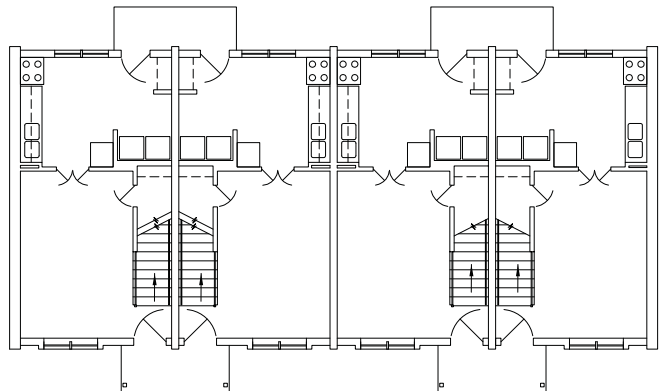
TULANE TOWNHOUSES: EXISTING 2ND FLOOR PLAN B
Not to scale



TULANE TOWNHOUSES: EXISTING 2ND FLOOR PLAN D
Not to scale



TULANE TOWNHOUSES: EXISTING 1ST FLOOR PLAN B
Not to scale



TULANE TOWNHOUSES: EXISTING 1ST FLOOR PLAN D
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

UNIVERSITY AVENUE
APARTMENTS (72-PLEX)



ASSESSMENT RATING: 51.4

ASSESSMENT LEVEL

:: Remodeling B: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

:: Address: 3904 University Avenue
:: Year of Construction: 1971
:: Building Area: 48,321 GSF

RATING SUMMARY

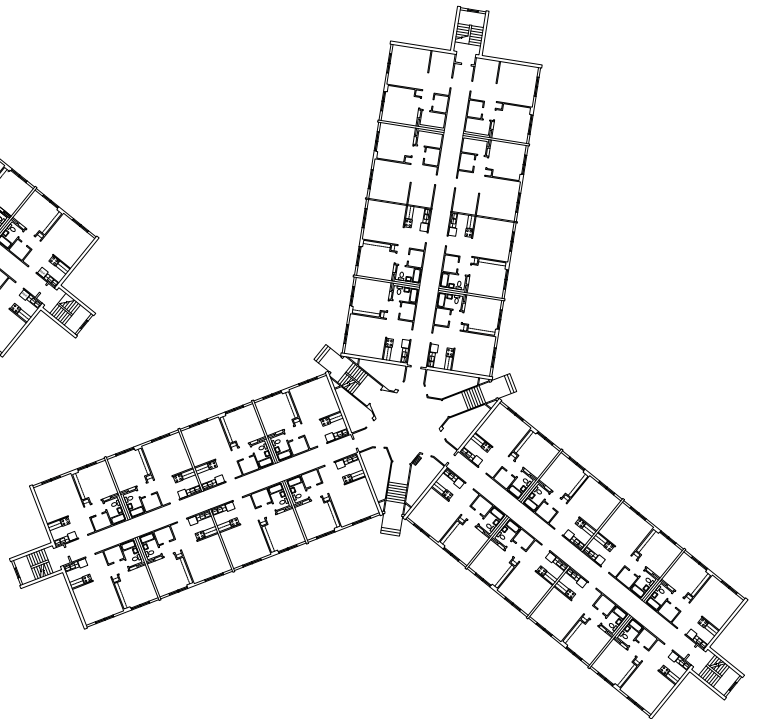
Area	Possible Rating	Actual Rating:
Primary Structure	25	19.1
Foundation System	7.5	7.1
Column & Exterior Wall System	7.5	5.2
Floor System	5	3.3
Roof System	5	3.6
Secondary Systems	25	10.7
Interior Wall & Partitions	5	3.4
Ceiling Systems	5	2.2
Window Systems	5	0.8
Door Systems	5	3.1
Casework	5	1.1
Service Systems	20	12.1
Ventilation & Cooling	5	1.4
Heating	5	3.9
Plumbing	5	3.6
Electrical	5	3.1
Safety Standards	15	8.3
Overall Standards	15	8.3
ADA	15	1.3
Building Accessibility	15	1.3
Total	100	51.4

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



UNIVERSITY AVENUE: EXISTING 2ND FLOOR PLAN
Not to scale



UNIVERSITY AVENUE: EXISTING 1ST FLOOR PLAN
Not to scale



UNIVERSITY AVENUE: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

VIRGINIA ROSE
APARTMENTS



ASSESSMENT RATING: 58.0

ASSESSMENT LEVEL

:: Remodeling C: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

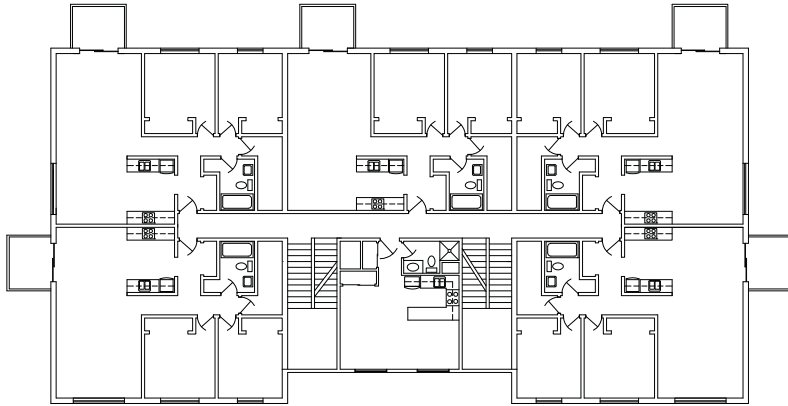
:: Address: 3725 University Avenue
:: Year of Construction: 1971
:: Building Area: 18,411 GSF

RATING SUMMARY

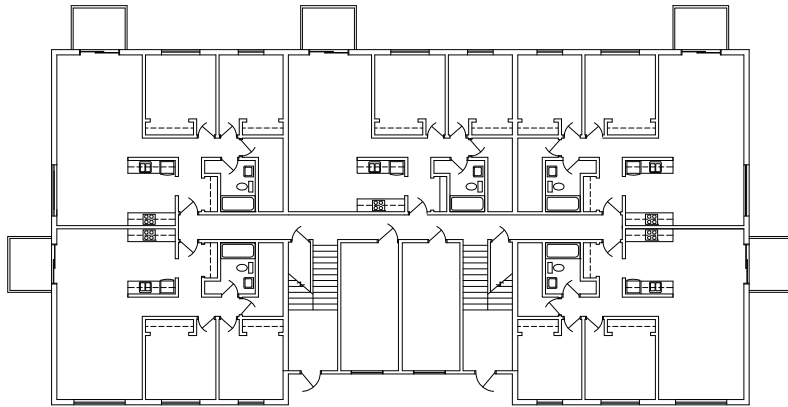
Area	Possible Rating	Actual Rating:
Primary Structure	25	21.4
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.3
Floor System	5	3.8
Roof System	5	3.8
Secondary Systems	25	14.4
Interior Wall & Partitions	5	3.6
Ceiling Systems	5	1.9
Window Systems	5	4.6
Door Systems	5	3.3
Casework	5	1.1
Service Systems	20	12.7
Ventilation & Cooling	5	3.3
Heating	5	3.3
Plumbing	5	3.5
Electrical	5	2.6
Safety Standards	15	9.5
Overall Standards	15	9.5
ADA	15	0.0
Building Accessibility	15	0.0
Total	100	58.0

FACILITY ASSESSMENT

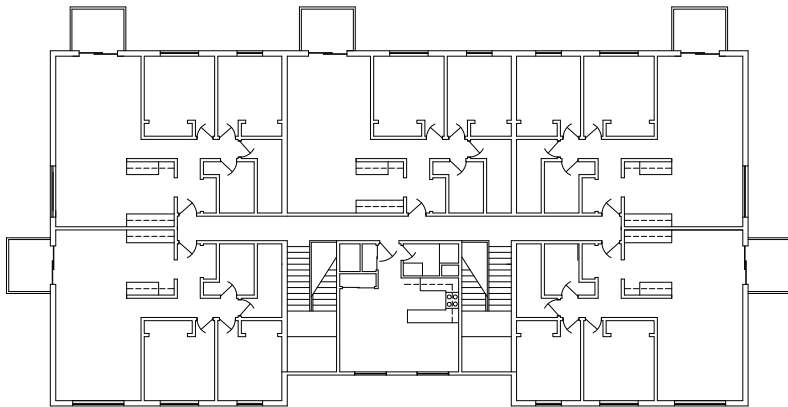
UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



VIRGINIA ROSE APARTMENTS: EXISTING 2ND FLOOR PLAN
Not to scale



VIRGINIA ROSE APARTMENTS: EXISTING 1ST FLOOR PLAN
Not to scale



VIRGINIA ROSE APARTMENTS: EXISTING GROUND FLOOR PLAN
Not to scale

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

FACILITY ASSESSMENT:

WILLIAMSBURG
APARTMENTS



ASSESSMENT RATING: 57.9

ASSESSMENT LEVEL

:: Remodeling C: Modernization
:: 25%-50% of replacement cost

FACILITY INFORMATION

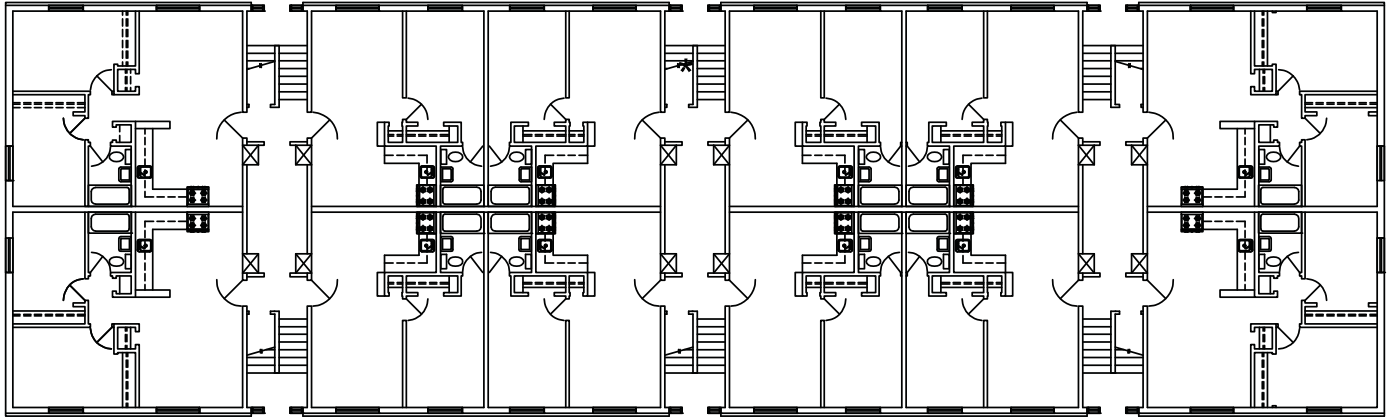
:: Address: 205 State Street
:: Year of Construction: 1974
:: Building Area: 22,848 GSF

RATING SUMMARY

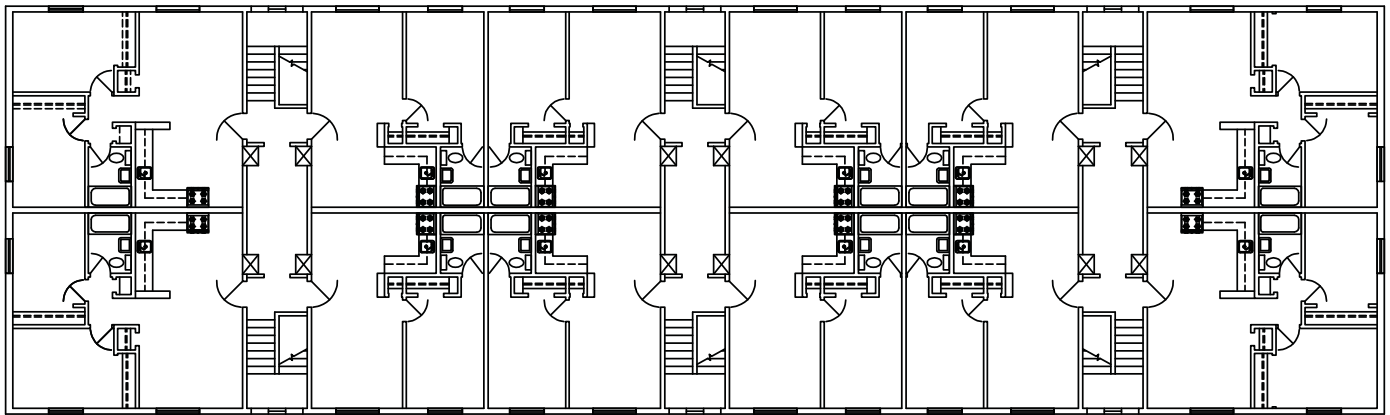
Area	Possible Rating	Actual Rating:
Primary Structure	25	21.4
Foundation System	7.5	7.5
Column & Exterior Wall System	7.5	6.3
Floor System	5	3.8
Roof System	5	3.8
Secondary Systems	25	14.4
Interior Wall & Partitions	5	3.6
Ceiling Systems	5	1.9
Window Systems	5	4.6
Door Systems	5	3.3
Casework	5	1.1
Service Systems	20	12.6
Ventilation & Cooling	5	3.2
Heating	5	3.3
Plumbing	5	3.5
Electrical	5	2.6
Safety Standards	15	9.5
Overall Standards	15	9.5
ADA	15	0.0
Building Accessibility	15	0.0
Total	100	57.9

FACILITY ASSESSMENT

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY



WILLIAMSBURG APARTMENTS: EXISTING TYPICAL UPPER LEVEL FLOOR PLAN (1ST & 2ND)
Not to scale



WILLIAMSBURG APARTMENTS: EXISTING GROUND FLOOR PLAN
Not to scale

PLANNING

VISION & GOALS

A visioning session with the leadership team included identifying and discussing images that represent what successful housing looks like, as well as brainstorming goals, facts and needs for the University's housing plan.

WHAT DOES SUCCESSFUL STUDENT HOUSING LOOK LIKE TO YOU?

- :: Connecting students to ideas, growth and friends
- :: Many diverse populations coming together for the good of the individual and campus
- :: Collaborative and accepting
- :: Utilizing resources to build a foundation for a program that people are proud to talk about
- :: Vibrant and diverse; but linked by a common element
- :: Opportunity for healthy dining options
- :: Busy and fully occupied

GOALS

- :: Housing should appeal to students
- :: Provide a premier / benchmark program
- :: Maintain availability and affordability of housing
- :: Promote sustainable living and improve energy efficiency
- :: Increase collaboration with academic programs
- :: Housing should build connections
- :: Increase occupancy and diversity
- :: Increase retention (freshman/sophomore)
- :: Capitalize on growth potential of student population
- :: Be the first choice housing option
- :: Improve summer programs to help utilization
- :: UND not NDSU



Visioning Exercise: What do Successful Student Housing Look Like to You?



Visioning Exercise: Brainstorming Session

PLANNING

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

STAKEHOLDER INTERVIEWS

Interviews were conducted with a wide variety of stakeholders, including housing, finance and admissions staff, faculty, resident assistants, administration and others.

Feedback from these focus groups revealed a need for more study areas and community space throughout the residence halls. Accessibility was also an issue.

Information from the visioning session and stakeholder interviews helped shape the following assumptions for the Campus Housing Evaluation Study.

PLANNING ASSUMPTIONS & GOALS

Ground Level is 'Okay'

- :: Generally, ground level of halls had adequate community facilities
- :: Ground level could benefit from updated interior environment and clarity of spatial definition

Upper Level Community Enhancements

- :: Existing lack of adequate social and study space in floor communities
- :: Locate these areas near circulation crossroads (to see and be seen)

Ratio of Fixture to Student

- :: Goal of 1:4 ratio of plumbing fixtures per student

Design for Transparency

- :: Remove walls where possible
- :: Use glass or translucent partitions to allow for light and views

Adjacency of Amenities

- :: Locate kitchens next to lounges to extend use and flexibility

Separate Active & Quiet

- :: Provide quiet study areas separate from active lounge spaces

Equitable Distribution

- :: Balance the location of amenity space for convenience



Duncan Dunn Hall, Washington State University



Zura Hall, San Diego State University



Zura Hall, San Diego State University

PLANNING

RESIDENTIAL ENHANCEMENTS

Enhancement studies were developed for most of the existing residence halls on campus, to better meet the goals of the housing plan and address off-campus offerings and market peers. The enhancements create more student amenity spaces in the upper levels of the residence halls. Photos on this and the previous page illustrate modernized residential facilities that incorporate open plans, modern lighting, comfortable furnishings and a contemporary look.

SUGGESTED ENHANCEMENTS: RESIDENCE HALLS

- :: Modernize interior finishes
 - Replace flooring (contemporary style carpet, flooring and ceramic tile)
 - Update paint schemes, with a variety of colors and accent walls
 - Update cabinetry and hardware (wood laminate and solid surface tops)
 - Wood sills, window trim and door trim
- :: Modernize furniture with flexible and comfortable seating for students
- :: Update plumbing fixtures and accessories
- :: Modernize interior lighting
 - Provide contemporary fixture types to highlight areas (pendants over islands)
 - Consider quality of lighting (color/ type)
 - Consider LED lighting for efficiency
- :: Select ADA upgrades, including promoting inventory-wide accessibility compliance and ADA assessments to clarify compliance path
- :: Upgrade exterior environments
 - Landscaping and planting to enhance student experience
 - Introduce plazas and gathering areas to promote community
 - Site furniture to extend outdoor use
- :: Enhance student amenities
 - Integrate community space on upper levels (flexible student lounges, community kitchens, study areas, nooks and rooms)
 - Improved laundry lounges
 - Better definition and separation of ground level community space
- :: Update experience of tunnel system
- :: Update systems where appropriate



Zura Hall, San Diego State University



Zura Hall, San Diego State University



Duncan Dunn Hall, Washington State University



PLANNING

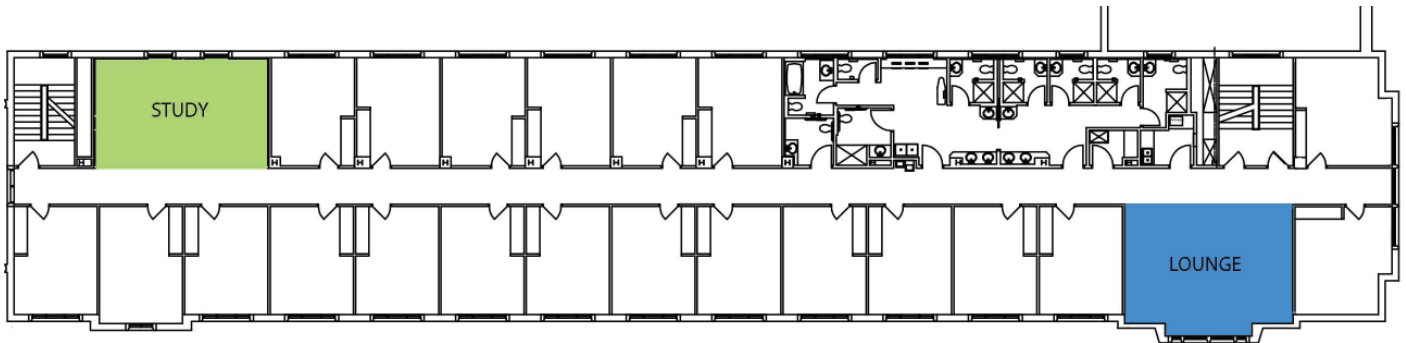
RESIDENTIAL ENHANCEMENTS: JOHNSTONE COMPLEX

The Johnstone Complex includes three residence halls: Fulton, Johnstone and Smith.

Proposed enhancements for these buildings include the following student amenities:

- :: Group Study Space
- :: Individual Study Space
- :: Active Resident Lounge

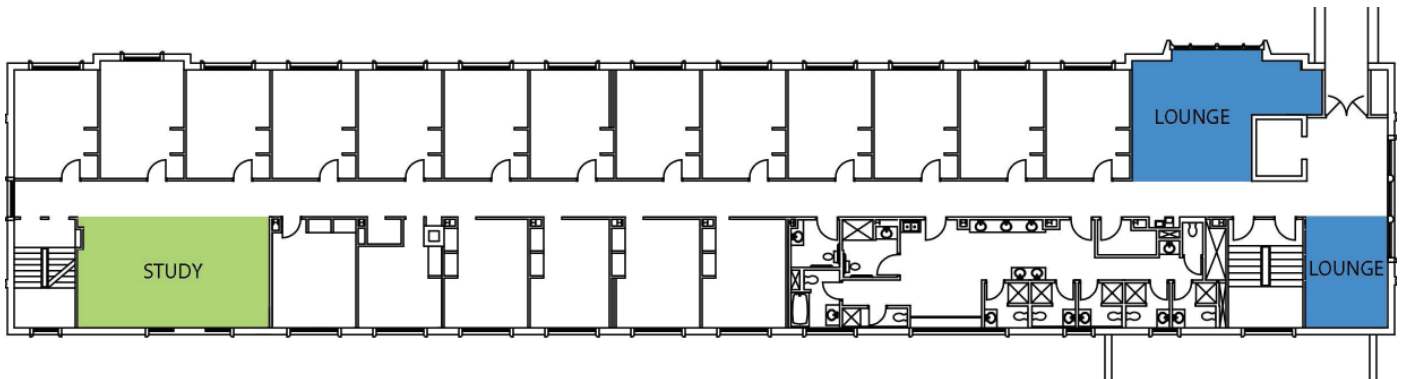
Enhancements will result in an overall bed reduction of 57 beds for the complex.



FULTON HALL: TYPICAL UPPER FLOOR PLAN

Proposed Enhancements

- :: 8 bed reduction per floor
- :: 800 square feet of renovation per floor
- :: Three floors to be renovated
- :: Bed reduction = 24 beds

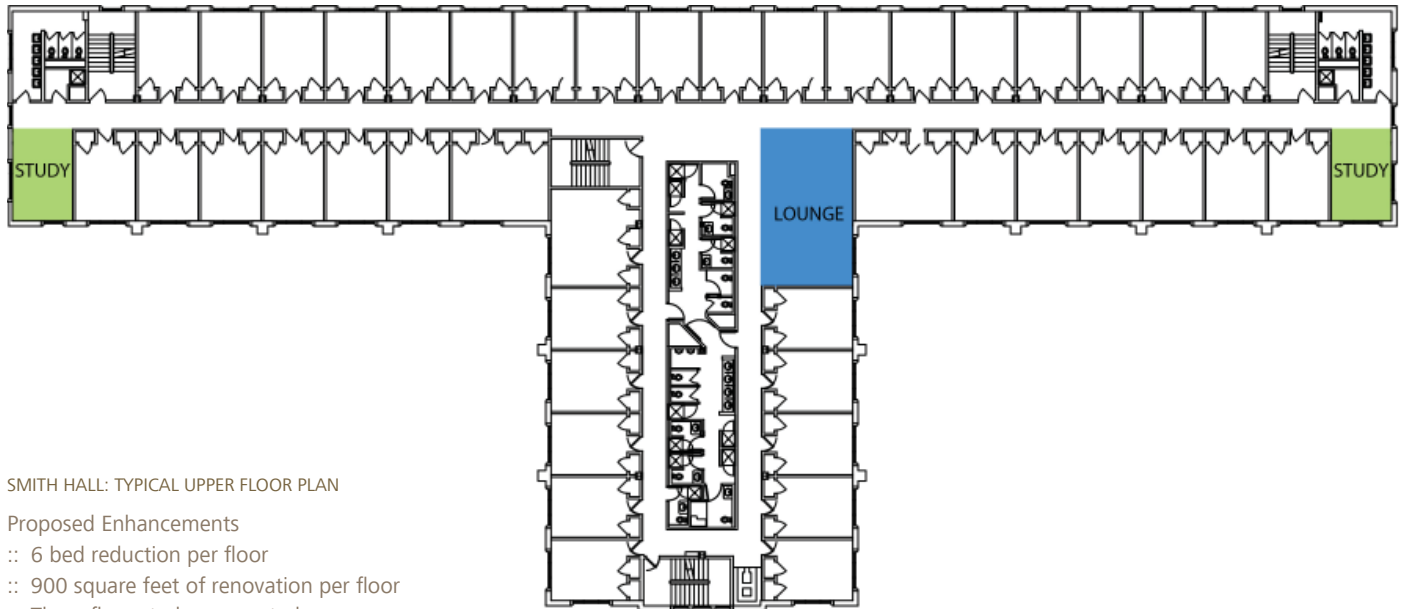


JOHNSTONE HALL: TYPICAL UPPER FLOOR PLAN

Proposed Enhancements

- :: 5 bed reduction per floor
- :: 1,010 square feet of renovation per floor
- :: Three floors to be renovated
- :: Bed reduction = 15 beds

PLANNING



SMITH HALL: TYPICAL UPPER FLOOR PLAN

Proposed Enhancements

- :: 6 bed reduction per floor
- :: 900 square feet of renovation per floor
- :: Three floors to be renovated
- :: Bed reduction = 18 beds

PLANNING

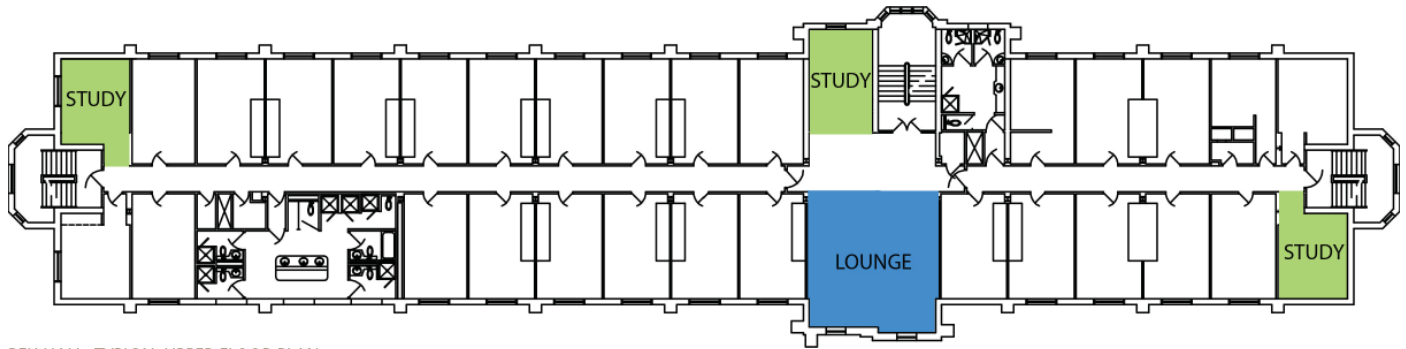
RESIDENTIAL ENHANCEMENTS: WALSH COMPLEX

The Walsh Complex includes four residence halls: Bek, Hancock, Squires and Walsh.

Proposed enhancements for these buildings include the following student amenities:

- :: Group Study Space
- :: Individual Study Space
- :: Active Resident Lounge

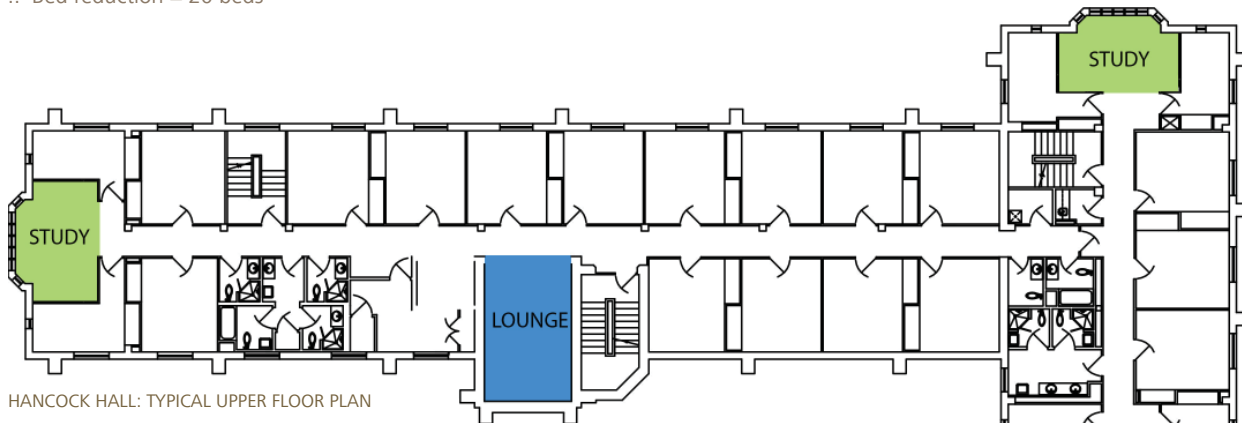
Enhancements will result in an overall bed reduction of 72 beds for the complex.



BEK HALL: TYPICAL UPPER FLOOR PLAN

Proposed Enhancements

- :: 10 bed reduction per floor
- :: 1,100 square feet of renovation per floor
- :: Two floors to be renovated
- :: Bed reduction = 20 beds

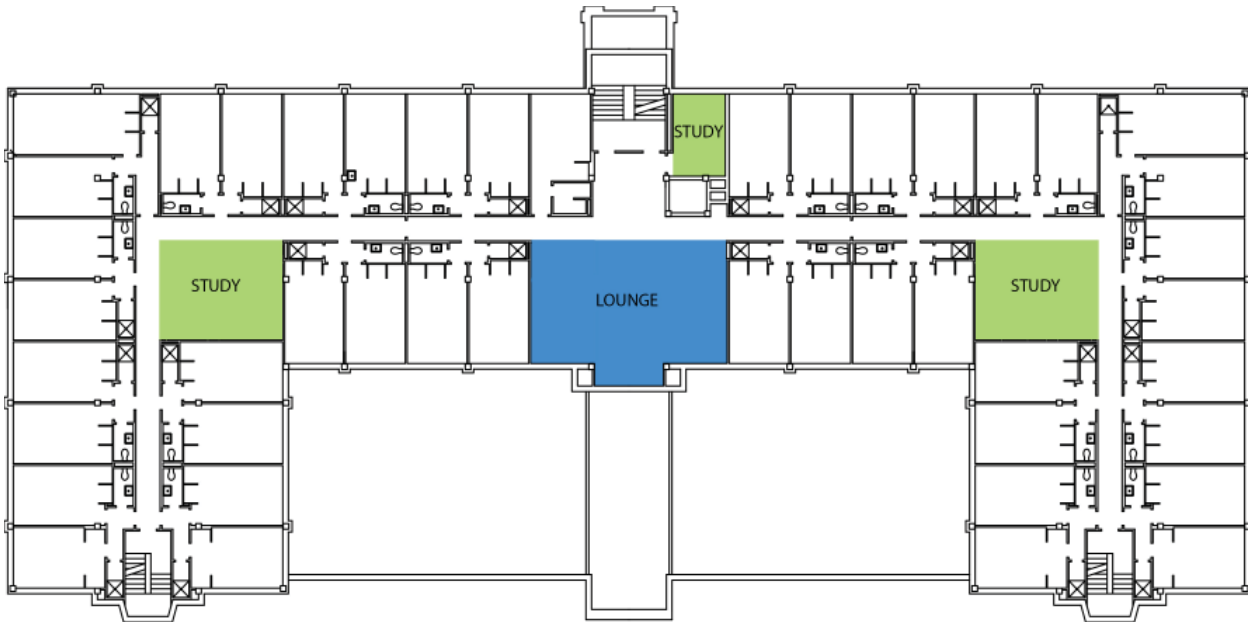


HANCOCK HALL: TYPICAL UPPER FLOOR PLAN

Proposed Enhancements

- :: 8 bed reduction per floor
- :: 700 square feet of renovation per floor
- :: Two floors to be renovated
- :: Bed reduction = 16 beds

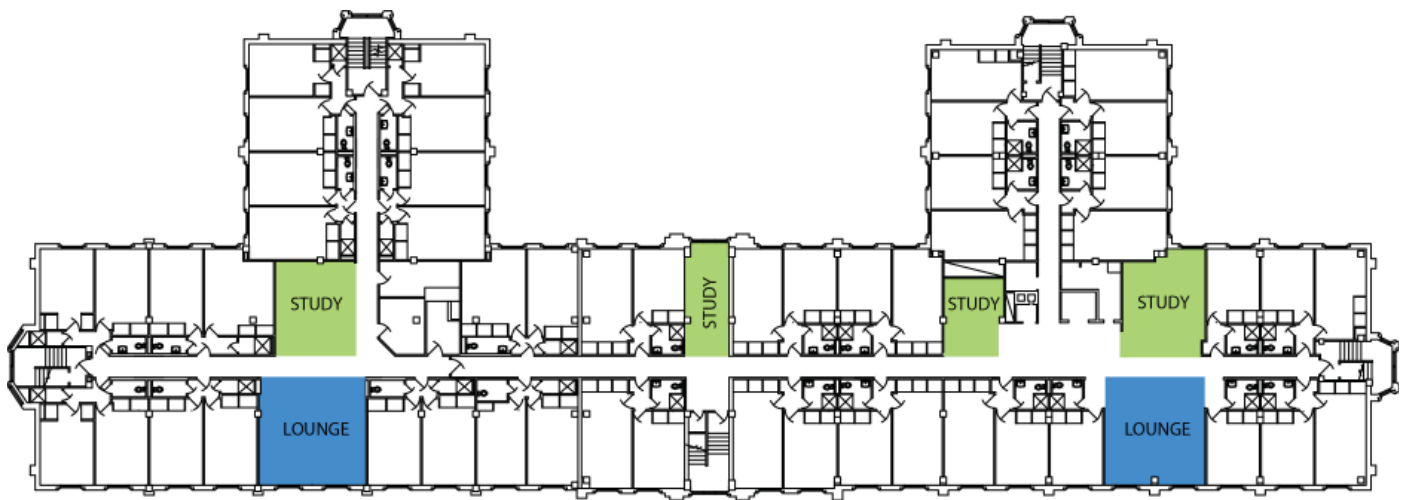
PLANNING



SQUIRES HALL: TYPICAL UPPER FLOOR PLAN

Proposed Enhancements

- :: 6 bed reduction per floor
- :: 1,650 square feet of renovation per floor
- :: Three floors to be renovated
- :: Bed reduction = 18 beds



WALSH HALL: TYPICAL UPPER FLOOR PLAN, OPTION B

Proposed Enhancements

- :: 9 bed reduction per floor
- :: 1,980 square feet of renovation per floor
- :: Two floors to be renovated
- :: Bed reduction = 18 beds

PLANNING

RESIDENTIAL ENHANCEMENTS: WILKERSON COMPLEX

The Wilkerson Complex includes five residence halls: Brannon, McVey, Noren, Selke and West. All five buildings in this complex have the same basic floor plan.

Proposed enhancements for these buildings include the following student amenities:

- :: Group Study Space
- :: Individual Study Space
- :: Active Resident Lounge

Enhancements will result in an overall bed reduction of 160 beds for the complex.



WILKERSON COMPLEX: TYPICAL UPPER FLOOR PLAN (SIMILAR FOR ALL FIVE BUILDINGS)

Proposed Enhancements

- :: 8 bed reduction per floor
- :: 2,155 square feet of renovation per floor
- :: Four floors to be renovated per building
- :: Bed reduction = 160 beds (for all five buildings)

PLANNING

SUGGESTED ENHANCEMENTS: APARTMENTS

- :: Modernize interior finishes
 - Remove all wood paneling, replace with painted drywall
 - Replace flooring (contemporary style carpet, flooring and ceramic tile)
 - Update paint schemes, with a variety of colors and accents walls
 - Update cabinetry and hardware (wood laminate and solid surface tops)
 - Wood sills, window trim and door trim
- :: Modernize furniture with flexible and comfortable seating for students
- :: Update plumbing fixtures and accessories
- :: Modernize interior lighting
 - Provide contemporary fixture types to highlight areas (pendants over islands)
 - Consider quality of lighting (color/ type)
 - Consider LED lighting for efficiency
- :: Select ADA upgrades, including promoting inventory-wide accessibility compliance and ADA assessments to clarify compliance path
- :: Upgrade exterior environments
 - Landscaping and planting to enhance student experience
 - Introduce plazas and gathering areas to promote community
 - Site furniture to extend outdoor us
 - Landscape / improve parking
 - Improve site lighting (quality / quantity)
- :: Update systems where appropriate
- :: Select removal of inventory
 - Northwestern Drive Apartments
 - State Street Apartments (Six-Plex)



Off-Campus Competition: 42nd Street Commons Apartments



Off-Campus Competition: The Grove Apartments



Off-Campus Competition: Sonoma Lofts

PLANNING

LONG-RANGE PLANNING

PLANNING PROGRAM

The proposed numeric program shown at right reflects a new residence hall of approximately 52,000 gross square feet and 160 beds. Bed distribution includes 60 beds in single-occupancy suites with a bathroom (41.3%), 80 beds in double-occupancy suites with a bathroom and five resident advisor suites with a bathroom (3.8%). Percentages include accessible units of that type.

The residence hall program is organized into five communities of 32 beds each. Each community has an accessible guest room, nook, study room and floor lounge. Other residential amenities shared by the entire building include a residential lobby / lounge, front desk and mail area, group kitchen, laundry lounge, computer center, vending area and storage. In addition, a shared community / academic area provides a multipurpose room, resource area and two academic offices.

It is important to note that this numeric program is for planning purposes only. It reflects the goals and assumptions developed in the campus housing evaluation process, but is not tailored to a specific building or site. It should only be used as a guide for understanding potential space allocations and organization for a new residence hall.

PROPOSED NEW RESIDENCE HALL - 5 Communities of 32

Room Name	Quantity	ASF/ Space	Total ASF	Total Beds	% of Units
Residential Living Space					
Resident Advisor Suites with Bathroom	5	375	1,875	5	3.8%
Resident Advisor Accessible Suite with Bathroom	1	400	400	1	
Single Occupancy Suites with Bathroom	30	375	11,250	60	41.3%
Accessible Single Occupancy Suites with Bathroom	3	400	1,200	6	
Double Occupancy Suites with Bathroom	20	575	11,500	80	55.0%
Accessible Double Occupancy Suites with Bathroom	2	600	1,200	8	
Accessible Guest Restroom	5	70	350		
Nook	5	35	175		
Study Room	5	100	500		
Floor Lounge	5	400	2,000		
Subtotal Residential Living Space			30,450	160	100%
Residence Life Coordinator & Guest Apartment					
Master Bedroom	2	180	360		
Bedroom	2	150	300		
Living Room	2	200	400		
Bathroom	2	100	200		
Kitchen	2	80	160		
Closet	2	25	50		
Laundry Pantry / Closet	2	25	50		
Subtotal Residence Life Coordinator			1,520		
Residential Administrative Offices					
Res Life Coordinator Office	1	120	120		
Office 2	1	120	120		
RA Workroom	1	200	200		
Conference Room	1	300	300		
Storage	1	200	200		
Subtotal Residential Administrative Offices			940		
Residential Common Area					
Residential Lobby/Lounge	1	200	200		
Front Desk/Mailboxes/Package	1	300	300		
Front Desk	1	100	100		
Group Kitchen/Dining	1	300	300		
Laundry Lounge	1	300	300		
Computer Lab / Business Center	1	200	200		
Vending	1	100	100		
Multiuse Storage	1	500	500		
Subtotal Residential Common Area			2,000		
Community / Academic Area					
Multipurpose Room	1	600	600		
Multipurpose Room Storage	1	100	100		
Resource Area	1	300	300		
Offices (Faculty, Grad Teaching Assistant, etc)	2	100	200		
Subtotal Community / Academic Area			1,200		
Building Support Space					
Housekeeping	5	60	300		
Storage	5	60	300		
Mechanical Room	1	1,200	1,200		
Main Electrical Room	1	800	800		
Electrical Closet	5	60	300		
Main Communications Room MDF	1	400	400		
IDF 'Hub' Room	5	60	300		
Subtotal Building Support Space			3,600		
Total Housing Assignable Square Feet (ASF), incl. Add. Program			39,710		
Total Housing Gross Square Feet (GSF)			51,571	77%	

PLANNING

PLANNING SCENARIOS

Several options for siting a new residence hall on the campus were explored. All planning scenarios assumed the placement of a 150-bed residence hall facility with a 12,000 square foot building footprint.

The diagrams at right illustrate some of the potential locations for a new residence hall, shown in red. Existing residence halls are shown in green.

All proposed locations take advantage of adequately sized parcels of available land. Additional considerations included proximity to parking and other residence halls, to promote residential density and a sense of community.

:: Planning Scenario A locates the new residence hall in the Walsh Complex, on the corner of University Avenue and Oxford Street.

:: Planning Scenario B locates the new hall on Manitoba Avenue, adjacent to University Place.

:: Planning Scenario C locates the new hall to the east of the Walsh Complex, along 5th Avenue East.

These preliminary planning studies provide some initial ideas for locating a new residence hall, but will need to be studied in greater depth when a new residence hall project is determined.



Planning Scenario A



Planning Scenario B



Planning Scenario C

PLANNING

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

COST COMPONENTS

The table shown at right can be used as an “a la carte” menu to develop preliminary costs for a residence hall building modernization package. It provides rough order of magnitude costs for individual construction line items, on a square foot basis.

In general, costs shown include only the cost of materials and installation. They do not include project costs, such as soft costs and escalation.

The “A La Carte” Menu uses average costs, derived from two current residence hall projects. The University of Oregon Residence Hall, which is new construction and will open in 2017, and the San Diego State University Zura Hall, which is a remodel that opened in 2015.

UND Remodel Menu	"A La Carte Menu" (Average)		U of O Res Hall New Constr Open 2017		Zura Hall Remodel Open 2015	
	\$/Actual SF	\$/Bldg SF	\$/Actual SF	\$/Bldg SF	\$/Actual SF	\$/Bldg SF
				145,000		140,000
Finishes						
Paint	\$ 0.70	\$ 2.55	\$ 0.60	\$ 3.21	\$ 0.80	\$ 1.90
Carpet	\$ 4.88	\$ 2.64	\$ 4.50	\$ 2.33	\$ 5.25	\$ 2.95
Ceramic Tile Flooring	\$ 56.52	\$ 1.04	\$ 91.91	\$ 0.63	\$ 21.14	\$ 1.46
Resilient Flooring	\$ 7.00	\$ 2.26	\$ 7.00	\$ 1.56	\$ 7.00	\$ 2.95
Acoustical Ceilings	\$ 9.86	\$ 1.37	\$ 9.22	\$ 1.08	\$ 10.50	\$ 1.65
Specialty Ceiling Treatment	\$ 39.00	\$ 0.67	\$ 30.00	\$ 1.03	\$ 48.00	\$ 0.31
Markerboards / Tackboards	\$ 16.00	\$ 0.61	\$ 16.00	\$ 0.61	-	-
Window Blinds	\$ 2.50	\$ 0.90	\$ 2.50	\$ 0.50	LS only	\$ 1.31
Interior Signage	\$ 2.00	\$ 0.23	\$ 2.00	\$ 0.21	LS only	\$ 0.25
Residential Appliances	\$ 14.93	\$ 0.32	\$ 14.93	\$ 0.18	LS only	\$ 0.46
Interior Construction						
Metal Railings (stairs, ramps, etc)	LS only	\$ 1.97	LS only	\$ 0.58	LS only	\$ 3.36
Interior Partitions (framing, drywall, etc)	\$ 7.18	\$ 14.87	\$ 7.00	-	\$ 7.35	\$ 14.87
Acoustic Insulation	\$ 7.18	\$ 14.87	\$ 7.00	-	\$ 7.35	\$ 14.87
Interior Wood Doors / Frames / Hardware	\$350/door	\$ 3.65	\$200/door	\$ 1.00	\$500/door	\$ 6.30
Vinyl Windows	\$ 55.10	\$ 4.00	\$ 39.69	\$ 3.60	\$ 70.50	\$ 4.40
Aluminum Storefront	\$ 77.29	\$ 1.71	\$ 77.29	\$ 2.68	na	\$ 0.73
Custom Casework	LS only	\$ 2.11	LS only	\$ 2.08	LS only	\$ 2.14
Custom Interior Glass Wall System	\$ 76.50	\$ 0.52	\$ 85.00	\$ 0.16	\$ 68.00	\$ 0.89
Toilet and Bath Accessories	\$ 128.54	\$ 0.61	\$ 128.54	\$ 0.48	na	\$ 0.74
Systems						
Plumbing	-	\$ 16.39	-	\$ 15.82	-	\$ 16.97
HVAC	-	\$ 28.15	-	\$ 14.55	-	\$ 41.75
Electrical	-	\$ 21.66	-	\$ 12.38	-	\$ 30.93
Lighting	-	\$ 4.88	-	\$ 4.51	-	\$ 5.26
Data / Communications	-	\$ 3.42	-	na	-	\$ 3.42
Security (Access Control / Alarms)	-	\$ 2.06	-	\$ 2.16	-	\$ 1.96
Fire Suppression	-	\$ 4.02	-	\$ 3.38	-	\$ 4.66
Single-Ply Roofing	-	\$ 4.20	-	\$ 2.76	-	\$ 5.65
Elevator	-	\$ 3.70	-	\$ 2.78	-	\$ 4.62
Exterior Improvements						
Site Landscaping	\$ 2.41	\$ 2.43	\$ 2.41	\$ 1.78	-	\$ 3.09
Site Furnishings	\$ 0.71	\$ 0.45	\$ 0.71	\$ 0.45	-	na
Minor Parking & Lighting Improvements	-	\$ 8.18	-	\$ 15.82	-	\$ 0.54
Sidewalks & Lighting Improvements	-	\$ 1.19	-	\$ 0.73	-	\$ 1.65
Other						
Hazardous Remediation	-	\$ 4.91	-	na	-	\$ 4.91
Selection Demolition	\$1-\$12/sf	\$ 1.17	-	na	\$1-\$12/sf	\$ 1.17



STUDENT HOUSING FINANCIAL PLAN

UNIVERSITY OF NORTH DAKOTA ■ CAMPUS HOUSING EVALUATION STUDY

STUDENT HOUSING FINANCIAL PLAN

Overview

APPROACH

The recommended financial plan represents a framework for the funding of deferred maintenance, capital improvements and potential expansion of the student housing system to meet student preferences and increasing demand for on-campus housing. In general, the plan is composed of three programmatic phases as discussed above:

4. **Short Term (1-5 years):** Focus on the freshman/sophomore experience and shore up retention by renovating the residence halls and refreshing the apartments to maintain cash flow.
5. **Mid Term (6-10 years):** Build new suites to compensate for the decompression of existing halls and renovate the apartments that will be retained.
6. **Long Term (> 10 years):** Demolish costly and obsolete apartments and develop new semi-suites as needed to meet rising demand.

The plan sets forth long-term assumptions regarding rents, expenses, development costs and escalation necessary to maintain a financially sustainable housing system. The financial assumptions are grounded in the current operation of the housing system and UND's standard approach to budgeting operations,¹³ maintenance and capital improvements. The budget for fiscal year 2016 serves as the baseline from which all projections are made.

The viability of this plan—both over the next ten years and beyond—will rest largely on several factors:

- As a strategic plan stretching over many years, the financial assumptions represent long-term averages. Likewise, the development program and phasing are based on the best information available at the time of the study. UND should anticipate that the plan will require adjustment on a regular basis to accommodate actual conditions that are not in line with projections, changing student preferences, actual costs of construction and renovation, and other factors external to student housing. This is a living plan that must be maintained and updated to achieve its full potential.
- Rental rates are very low compared to UND's peers and national norms. This has been accomplished historically by not fully allocating operating costs to housing. If housing is to become a positive attribute in recruitment and retention, rents must rise to normative levels

¹³ The Model for Incentive-Based Resource Allocation (MIRA) has not been incorporated into this plan. Its impact will be substantial if it is implemented in its entirety. If MIRA were used for the fiscal year 2016 budget, rents would have to increase 41% or \$1,785 per bed/unit to offset the impact. The phasing of this budgeting approach will need to occur over an extended period to allow housing to maintain its physical and financial viability.



STUDENT HOUSING FINANCIAL PLAN

to fund fully allocated operating costs (i.e., MIRA) and improve the quality of the residential experience.

- A key assumption of the plan is that revenues can be increased at a faster rate than operating costs. If inflation drives costs too high to sustain this differential between revenues and expenses, it may be necessary to suspend the project schedule for a period until rents and operating costs can be brought into alignment.
- The plan's rental rates for new housing have been estimated based on current on-campus housing rents and adjusted for upgrades in configuration and amenities and embrace differentiated rates for particular amenities. However, off-campus rental rates and new developments will be a determining factor in weighing the students' on-campus vs. off-campus housing decision, and so must be tracked on an annual basis.

CAPITAL REQUIREMENTS

Table 1 summarizes the projects that make up the first 10 years of the capital improvement plan. The total cost of development—including construction hard costs, FF&E, soft costs, contingency and financing costs—is \$173 million.

Project	Project Type	Beds	Development Budget	Scheduled Completion
Noren Hall	Maintain/Reno	281	9,705,000	Jul-2017
West Hall	Maintain/Reno	261	10,015,000	Jul-2018
Selke Hall	Maintain/Reno	278	10,284,000	Jul-2019
New Suites	New Hall	160	17,416,000	Aug-2019
McVey Hall	Maintain/Reno	265	10,534,000	Jul-2020
Apartment Updates	Maintain/Reno	0	7,489,000	Aug-2020
Brannon Hall	Maintain/Reno	278	10,893,000	Jul-2021
Johnstone Hall	Maintain/Reno	108	5,950,000	Jul-2022
Bek Hall	Maintain/Reno	150	7,525,000	Jul-2022
Hancock Hall	Maintain/Reno	57	5,055,000	Jul-2023
Fulton Hall	Maintain/Reno	153	6,584,000	Jul-2023
New Semi-Suites	New Hall	300	30,201,000	Aug-2023
Smith Hall	Maintain/Reno	238	12,494,000	Jul-2024
Squires Hall	Maintain/Reno	230	15,216,000	Jul-2024
Walsh Hall	Maintain/Reno	362	13,347,000	Jul-2025
		4,510	\$ 172,708,000	

Table 14: Summary of Projects

The refresh of the existing apartments is a key component of the first phase of projects. These facilities are in dire need of updating but cannot be fully renovated or replaced now because of their positive contribution of cash flow to the housing system. The \$7.5 million in the budget is considered the minimum necessary to maintain their condition until they can be addressed more fully later in the plan.



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CREATING DEBT CAPACITY

The acquisition of University Place suites—with attendant debt obligations—has significantly reduced the remaining debt capacity of the housing system. To restore and augment that capacity, it will be necessary to control operating expenses and raise room rates through FY2026.

The most important issue for UND is to maintain a positive differential between revenue growth and expense growth. The current plan assumes that the spread between the two needs to be 2.0% percent to support the program for renovation, new construction, and capital improvements. The long-term average in the financial plan is for rents to increase 5.0% through FY2026 and expenses to increase 3.0% annually.

FINANCIAL MODEL

The financial model, which can be found at Attachment 6, is organized as follows:

- **Overview:** Table of contents summarizing the project types, design capacity, budget and scheduled completion; global assumptions; existing and planned bed distributions by unit type
- **Project Summaries:** Detail on existing and planned programs, development budgets, and phasing by residence hall
- **Phasing Summaries:** Calculated metrics of the housing system by residence hall by year including design capacity, capital requirements, net cash flow, rents and operating costs
- **Performance Charts:** Graphic representation of the data in the Phasing Summaries and Housing System Pro Forma
- **Housing System Pro Forma:** Summary of global assumptions, and revenue and expense projections over the next 15 years for the aggregated housing system
- **Project Pro Forma:** Individual pro forma for each residence hall, which when combined, yield the Housing System Pro Forma

Global Plan Assumptions

ESCALATION FACTORS

The financial plan builds on the fiscal year 2016, which mirrors the current UND operating budget. Escalation of development costs and operating revenues and expenses are the most significant assumptions regarding the financial feasibility of the plan. The model assumes that the cost of construction will increase at 3% annually. Although this rate will fluctuate annually, it is an historical, long-term average escalation rate.

As previously stated, the annual increase in revenues relative to operating costs is a key contributor to the development of system debt capacity. The UND plan assumes that rents will increase annually through FY2030 at an average rate of 5.0%, whereas operating costs will increase at an average rate of 3.0%. These rates will inevitably fluctuate over the course of the plan; however, it is important that UND maintain at least a 2.0% spread between revenues and operating expenses to generate debt capacity for the planned projects.



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REVENUES

Revenues consist primarily of room contracts and apartment rent. The current capacity of the existing housing system is 3,466 beds in residence halls and 873 apartments. Revenue from room contracts is calculated based on the design bed capacity and a current economic occupancy rate of just 84.7%.¹⁴ Other revenues in additional room contracts (e.g., summer guest/conferences) average 6.99% of room revenue.

Since there is excess capacity within the residence halls, this will allow halls to be removed from service for a full academic year and the conversion of existing rooms to common areas without loss of revenues. Renovated beds and new and new halls are assumed to operate at 95% average annual occupancy at completion. This is graphically depicted in Figure 34.

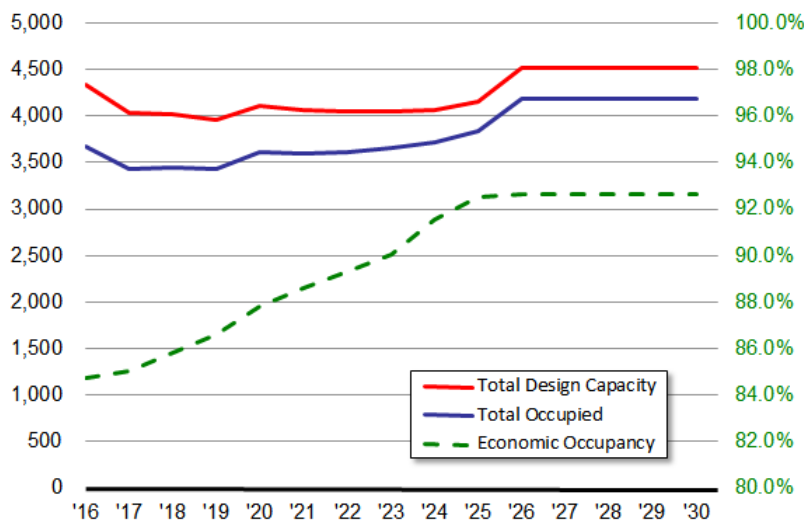


Figure 34: Bed Count and Economic Occupancy

OPERATING EXPENSES

On average, direct operating costs for the existing residence halls and apartments average \$6.11/GSF and indirect expenses are allocated at an average of \$1,011/bed. Operating expenses are assumed to escalate at 3.0% annually. Figure 35 illustrates the impact of escalation on direct operating expenses over the life of the plan.

¹⁴ Economic occupancy is defined as the net rental income divided by the gross potential rental income at full design occupancy.



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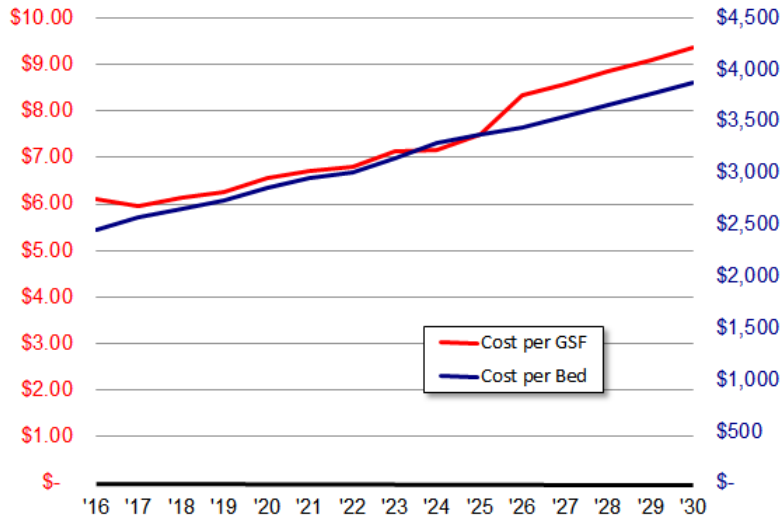


Figure 35: Operating Expenses

Non-operating expenses include an allocation of administrative overhead, debt service, and capital renewal. The administrative charge is calculated as 3.83% of net revenues, and capital expenses are assumed to be 75% of the projected surplus in any given year. The sufficiency of the latter assumption should be confirmed in the next phase of planning after a thorough evaluation of deferred maintenance funding requirements.

DEVELOPMENT BUDGETS AND FINANCING

Development budget assumptions for renovations and new construction include the hard cost of construction, design fees, furnishings, project management fees, contingency, financing fees, and escalation. Table 15 summarizes the assumptions used to calculate the total development budgets for new construction and renovations. Total development costs are derived from the basic assumption for construction costs.

	Cost	Basis	New Hall	Maintain/ Reno
(1)	Construction	\$/Gsf	\$250.00	\$100.00
(2)	Land and Infrastructure	% of (1)	0.0%	0.0%
(3)	Permits and Fees	% of (1) - (2)	1.0%	1.0%
(4)	Furniture & Fixtures	\$/Bed	\$2,500	\$2,000
(5)	Design and Soft Costs	% of (1) - (4)	7.0%	8.0%
(6)	Development Cost	% of (1) - (5)	3.0%	3.0%
(7)	Project Contingency	% of (1) - (6)	5.0%	10.0%
(8)	Financing Rate		5.00%	4.50%
(9)	Financing Term	Years	30	20
(10)	Issuance Costs		0.0%	0.0%

Table 15: Development Budget Assumptions



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The cost of renovations at \$100/GSF represents 40% of the replacement value for new construction. A detailed assessment of facility condition should be conducted to refine this assumption; however, an adjustment of the renovation cost would require a similar adjustment in the escalation of rents to maintain the financial balance. The foregoing assumptions yield average total development budgets of \$320/GSF for new construction and \$140/GSF for renovations.¹⁵

Financing terms assume a 30-year amortization at a 5.0% interest rate for new construction and a 20-year amortization at 4.5% for renovations.

Development Plan

PROJECT PHASING

Project phasing begins with an update of the apartments followed by the renovation of the residence halls. Because the renovations will be substantial, halls are assumed to be off line for a complete academic year. Once returned to service, the bed capacities have been adjusted to reflect the expansion and upgrade of the common areas. A new suite-style hall with 160 beds is planned for delivery in fiscal year 2020 to help offset this bed loss. If a less aggressive renovation of one or more halls is undertaken, the work may be completed in a single semester plus the summer break.

Table 16 summarizes annual system capacity as projects are completed.

FY Ending June 30:	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
DESIGN CAPACITY											
1 Hancock Hall	73	73	73	73	73	73	73		57	57	57
2 Johnstone Hall	123	123	123	123	123	123		108	108	108	108
3 Fulton Hall	177	177	177	177	177	177	177		153	153	153
4 Bek Hall	170	170	170	170	170	170		150	150	150	150
5 University Place	275	275	275	275	275	275	275	275	275	275	275
6 Conference Center	39	39	39	39	39	39	39	39	39	39	39
7 Swanson Hall	202	202	202	202	202	202	202	202	202	202	202
8 Walsh Hall	380	380	380	380	380	380	380	380	380		362
9 Smith Hall	256	256	256	256	256	256	256	256		238	238
10 Squires Hall	248	248	248	248	248	248	248			230	230
11 Brannon Hall	310	310	310	310	310		278	278	278	278	278
12 West Hall	293	293		261	261	261	261	261	261	261	261
13 McVey Hall	297	297	297	297		265	265	265	265	265	265
14 Selke Hall	310	310	310		278	278	278	278	278	278	278
15 Noren Hall	313		281	281	281	281	281	281	281	281	281
35 New Suites					160	160	160	160	160	160	160
36 New Semi-Suites									300	300	300
40 Apartment Updates											
Total Design Capacity	4,339	4,026	4,014	3,965	4,106	4,061	4,046	4,054	4,060	4,148	4,510
Change		(313)	(12)	(49)	141	(45)	(15)	8	6	88	362
Total Occupied	3,677	3,423	3,444	3,433	3,606	3,597	3,614	3,649	3,716	3,837	4,178
Economic Occupancy	84.7%	85.0%	85.8%	86.6%	87.8%	88.6%	89.3%	90.0%	91.5%	92.5%	92.6%

Table 16: Project Phasing and Bed Capacity

¹⁵ It should be noted that renovation costs consist of basic construction costs of \$100/GSF and include the cost of common area improvements as set forth in the development program.



STUDENT HOUSING FINANCIAL PLAN

BED CAPACITY AND UNIT TYPES

The complete development plan and financial projections are detailed in the attached financial model. Table 17 summarizes bed counts and unit types that currently exist and as planned. While there is minimal change in either, the planned decompression of traditional beds and conversion to improved common areas will improve the residential experience of first- and second-year students.

	Existing	Planned	Change	%Change
Single	1,117	1,335	218	19.5%
Double	3,222	3,175	(47)	-1.5%
Triple/Quad	-	-	-	-
Other	-	-	-	-
Total	4,339	4,510	171	3.9%
Traditional	838	731	(107)	-12.8%
Semi-Suites	2,353	2,471	118	5.0%
Suites	-	160	160	-
Apartments	1,148	1,148	-	0.0%
Non-Revenue	-	-	-	-
Total	4,339	4,510	171	3.9%

Table 17: Existing and Planned Unit Types: Bed Capacity

As with other assumptions in the financial plan, periodic market studies will guide the evolution of the plan over the next 10 to 15 years. As mentioned in the Overview, the financial plan represents a broad framework for allocating scarce resources for the overall improvement of the housing system, which will undergo many adjustments over time. The objective is to ensure that the financial capacity continues to be available for the entire system and not squandered on any one single project.

OPERATING PERFORMANCE

The operating performance of the housing system is shown graphically in Figure 36. Net operating income (and debt capacity) increases steadily as revenue growth out-paces expense growth.

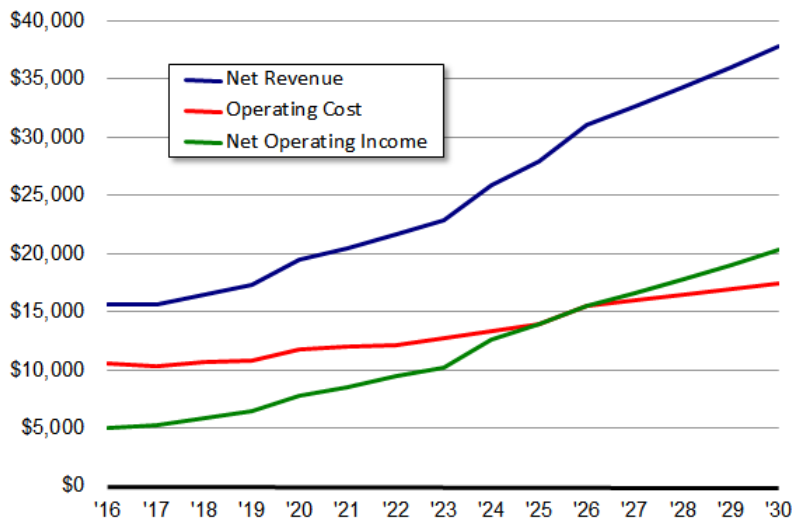


Figure 36: System Net Operating Income

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CAPITAL REQUIREMENTS

The total development budget and scheduled completion for all projects in the master plan is shown in Table 18. Development budgets are “all-in” and include furniture, fixtures, and equipment, design and development costs financing costs, and inflation.

Project	Project Type	Beds	Development Budget	Scheduled Completion
Noren Hall	Maintain/Reno	281	9,705,000	Jul-2017
West Hall	Maintain/Reno	261	10,015,000	Jul-2018
Selke Hall	Maintain/Reno	278	10,284,000	Jul-2019
New Suites	New Hall	160	17,416,000	Aug-2019
McVey Hall	Maintain/Reno	265	10,534,000	Jul-2020
Apartment Updates	Refresh	0	7,489,000	Aug-2020
Brannon Hall	Maintain/Reno	278	10,893,000	Jul-2021
Johnstone Hall	Maintain/Reno	108	5,950,000	Jul-2022
Bek Hall	Maintain/Reno	150	7,525,000	Jul-2022
Hancock Hall	Maintain/Reno	57	5,055,000	Jul-2023
Fulton Hall	Maintain/Reno	153	6,584,000	Jul-2023
New Semi-Suites	New Hall	300	30,201,000	Aug-2023
Smith Hall	Maintain/Reno	238	12,494,000	Jul-2024
Squires Hall	Maintain/Reno	230	15,216,000	Jul-2024
Walsh Hall	Maintain/Reno	362	13,347,000	Jul-2025
University Place	Maintain/Reno	275	-	Jul-2050
Conference Center	Maintain/Reno	39	-	Jul-2050
Swanson Hall	Maintain/Reno	202	-	Jul-2050
		4,510	\$ 172,708,000	

Table 18: Project Development Summary

Annual capital requirements are shown in Figure 37. The total development cost for the housing master plan is \$172.7 million through FY2026.



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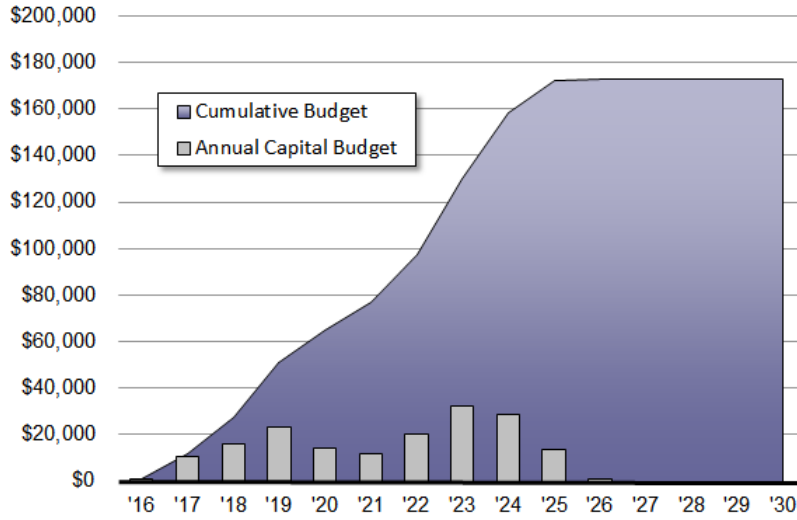


Figure 37: Capital Requirements

RESERVES AND DEBT SERVICE COVERAGE

For the purpose of this analysis, the Reserve Fund serves as a source of funds for capital renewal of the existing residence halls and to provide debt service coverage. Throughout the plan, operating surpluses¹⁶ flow into the reserve fund, and capital renewal expenses are deducted from the fund at an assumed rate of 75% of the projected surplus. This assumption has been made in lieu of the more typical approach of scheduling renewal projects based on a detailed facility condition assessment or as a percentage of replacement cost.

The balance in the reserve fund at the beginning of FY2016 was \$8.143 million. Projected positive cash flows for the duration of the plan—less 75% for capital renewal—cause the fund balance to grow in concert with the increase in debt service. As shown in Figure 38, this creates a healthy financial picture for the housing system as a whole.

¹⁶ Operating surpluses / (deficits) equal total net revenue, less operating expenses, plus non-operating transfers (e.g., administrative overhead, subsidies), less debt service.

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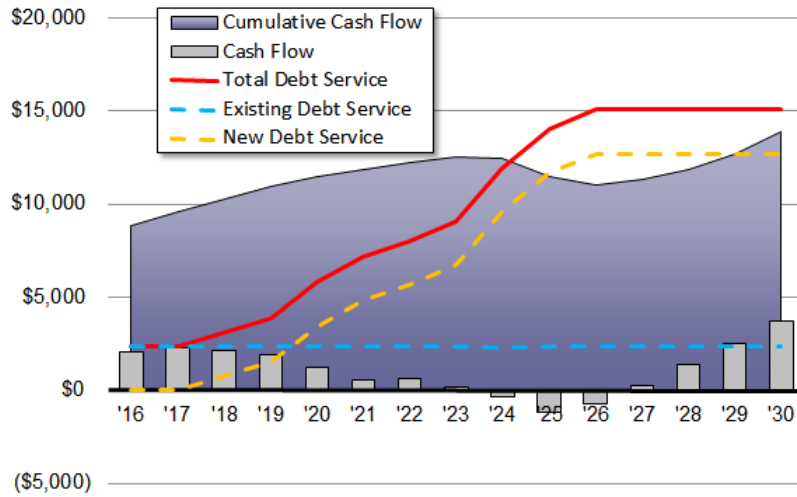


Figure 38: Reserve Fund Balance

Greek Housing

The University requested that ASL review the possibility of sponsoring Greek housing in some form on campus. The assessment was precipitated by a request from Alpha Tau Omega for assistance with securing a fraternity house.

STAKEHOLDER INPUT

Student participants in the focus groups were not supportive of the university being involved with Greek housing. Greeks have their own houses directly across from campus. They have their own cooks and cleaners and do not have to live by university housing rules. Houses with green space enjoy using it for playing sports. Participants believed that management by the university would result in the loss of the “true Greek life experience” and the character of housing. Cost is also a factor. One fraternity member noted: “I pay a total of around \$1,400-\$1,800 a semester for housing. Until that can be matched by the university my living arrangements probably won't change.”

Based on survey results, non-Greek students were clearly more interested in the tested housing than Greek students who moved off campus purposely to live in Greek housing. However, if the respondent simply indicated that they lived in Greek housing, their level of interest in the tested housing was similar to that of non-Greek students.

ASL also collected basic information on Greek housing from UND’s peer group:

- The number of sororities ranged from two to 26, most with two to five. Outliers are Iowa State with 26 sororities and the University of Wisconsin with 22. UND has six sororities.
- The number of fraternities ranged from one to 37, most with one to 12. Outliers are Iowa State with 37, the University of Wisconsin with 36, and the University of Minnesota with 31 fraternities. UND has 12 fraternities.



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- The number of sorority members varied widely from 107 (St. Cloud State) to 2,627 (University of Wisconsin) as did fraternity members with 125 (University of Minnesota Moorhead) to 1,758 (University of Wisconsin).
- Across all schools, the median number of students per chapter was 43. Only two schools provided housing counts. Out of the 10 peers, four did not respond, and four do not have Greek housing. NDSU has 15-22 sorority members per house with an average of 19. There are 15 to 43 fraternity members per house with an average of 29. Each chapter house at Iowa State holds between 29 and 87 students.
- Ownership/management structures include privately-owned facilities, local house corporations, national housing corporations, non-profit corporations (e.g., Facility Management Company), university-owned facilities, alumni groups, and “unofficial” off-campus housing.

CONSIDERATIONS

Although the request for assistance came from a single Greek chapter, it is important that UND evaluate potential options for the entire Greek system. Assistance with one chapter may likely expand in the future, and any response should take this into consideration. In short, the level of assistance, if any, should be matched by the breadth of options the University is willing to provide to all chapters in the future.

As an interim measure, short-term support may include any of the following: a short term-term lease of an existing housing facility, operating services (e.g., maintenance, utilities), financial backing including a loan or loan guarantee, infrastructure improvements, assistance with development.

Many key questions should be considered by UND in developing a more robust policy, some of which include:

- Are other special interest student groups to be included?
- Who will own the improvements?
- What does UND bring to the project?
- What is the role of chapter alumni?
- What control does UND require and what risk is it will to assume?
- How will funds be raised?

Depending on the risk that UND is willing to assume and the control that it requires, several potential ownership models may be considered if UND is willing to take a more substantial role in the development of on-campus Greek housing.

- **Greek Ownership:** University land is leased long term to the Greek chapters, which obtain their own financing, and operate independently of UND.
- **University Ownership:** UND owns the land and improvements and is responsible for development, financing, and operations much like the residence halls.



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- **Public/Private Partnership:** UND land is leased to a non-profit or for-profit private developer who is responsible for the development and management of the chapter houses. At the end of the ground lease, the improvements revert to UND.

The participants in these three structures assume the varying roles as summarized in Table 19. The risk, control, and financial return/loss vary in tandem with the level of participation by the University.

	Greek Ownership	University Ownership	Public/Private Ownership
Land Lessor	UND	UND	UND
Land Lessee	Greek Chapter	Not applicable	Non-Profit
Owner of Improvements	Greek Chapter	UND	Non-Profit
Borrower for Improvements	Greek Chapter	UND	Non-Profit
Design Control	UND	UND	Non-Profit
Operating Costs	Greek Chapter	UND	Non-Profit
Rental Lease Basis	Greek Chapter	Individual	Individual

Table 19: Ownership Model Participants

FINANCIAL PRO FORMA

If UND considers the development of a new, on-campus Greek chapter house, the financial commitment by the University and the student would be substantial. The financial pro forma for a fictitious 25-bed chapter house can be found in Attachment 7. The most significant assumptions include:

- 25 beds at 338 GSF/bed
- \$5,700 to \$6,900 rent per academic year
- \$150/semester parlor fee assuming 50 active members
- \$2,400/bed operating costs
- \$180/GSF hard cost of construction; \$245/GSF total development cost
- 75% loan to value; \$500,000 of equity required

If Greek housing were subsumed within the existing housing system, the impact of higher rents and negative cash flows would be mitigated; however, this would to the detriment of the needs of the rest of the housing system.

RECOMMENDATIONS

Based on ASL's high-level evaluation, we recommend that any support be limited to short-term financial assistance or lease of an existing property. A comprehensive evaluation should be conducted and a plan developed before providing additional assistance. We cannot envision a positive contribution by Greek housing to the student housing system until systemic issues regarding residence hall improvements focused on freshman and sophomore students and increased rental rates are addressed. A more substantial commitment to the Greeks at this juncture will only complicate the challenges now facing the residence halls and apartments.

