Student Housing Market & Demand Analysis

Prepared For:

MIG, Inc., for
The University of Wyoming

Laramie, Wyoming

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THE SCION GROUP LLC

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Section 1: Introduction & Executive Summary

Introduction

MIG, Inc. engaged The Scion Group LLC to update the University of Wyoming's Student Housing Master Plan. This document, *Draft Student Housing Market & Demand Analysis*, describes Scion's initial findings and observations through the data gathering phase of its work.

In preparing this memorandum, Scion was asked to assess existing on-campus housing conditions, the off-campus student rental housing market and student preferences. Our research included conducting on-campus student focus group sessions, interviewing numerous University of Wyoming ("UW") administrators, touring rental housing options near the UW campus and reviewing student housing options at the University's peer institutions. Preliminary observations and recommendations have been summarized throughout this draft report and will be carried forward toward the creation of the Student Housing Master Plan.

Scion appreciates the opportunity to have prepared this draft report and looks forward to continuing to assist MIG in developing an implementation plan in connection with UW's Long Range Development Plan.

Executive Summary

Scion has evaluated feedback collected from interviews with University administrators and students, considered enrollment forecasts as reported by the institution, re-examined the results from historical student survey data, evaluated off-campus student housing options and reviewed new housing developments at peer institutions. From the data gathered from these sources, along with a facilities condition assessment, Scion has developed several observations that impact the desirability of campus housing. These observations and some initial recommendations for a master housing plan are included in the following summary.

It should be noted that, based on conversations with MIG and UW, it is assumed that the Summit View apartments will be razed and White Hall will be converted into suite-style housing. Scion supports these plans.

- **For a sound business model that also addresses student preferences and enhances retention efforts, the following unit types are recommended for UW single students:**
    - Traditional configuration (with enhanced privacy features in shared bathrooms such as separate drying and changing areas for showers) geared primarily for first-year students
    - Single and double rooms in semi-suites (semi-private bathrooms) targeted primarily at sophomores but possibly attracting some freshmen and juniors (maximum 4:1 student to bathroom ratio)
    - Private bedrooms in suites (living room, but excludes a full kitchen) targeted primarily at juniors but possibly attracting some sophomores and seniors (2:1 student to bathroom ratio is preferred)
    - Private bedrooms in apartments (full kitchens) targeted primarily at seniors but possibly attracting some juniors and graduate students (maximum 2:1 student to bathroom ratio)

- **Most non-traditional aged students, graduate students and students with a spouse or dependent(s) seek rentals by-the-apartment (rather than by-the-bed) in studio through three-bedroom apartments, depending upon the size of their family, with full kitchens.**
- **Through renovation or new construction, the University should obtain a wider range of campus housing options for undergraduate students.** For traditional undergraduate students, higher density and higher ratios of residents to bathrooms and kitchens are generally necessary to generate the revenue needed to deliver high quality facilities, furnishings and programs, as well as to support a higher level of privacy in campus housing as an upper-division student. Nonetheless, the University is now capturing only about 15% of freshmen residents that return to on-campus housing as sophomores. Scion believes that this low number is due in part to the more appealing options that exist off-campus. UW should maintain a high priority of continuing with the current plans to renovate White Residence Hall, at a minimum, into suite-style units (sample floor plans can be found in Section 8).
- **Hill and Crane Halls should be replaced or renovated and re-configured to appeal to freshmen and sophomores.** These buildings appear generally sound and the location is highly desirable – especially for single, undergraduate students. More evaluation is necessary, but the building could likely be reconfigured as semi-suites, creating a compartmentalized bathroom between most rooms, for significantly less cost than new construction. This would create resident to bathroom ratios of 2, 3 or 4:1, depending on whether the rooms on either side of the new bathrooms are used as singles or doubles. As doubles, approximately four students would be assigned to the space originally designed for six with significantly more desirable bathroom arrangements. With such a design, Scion estimates that capacity in the building would be reduced by approximately 20% to 30%.
- **The University should evaluate if campus housing for non-traditional students is paramount to achieve University goals.** Since providing institutional quality housing in a by-the-apartment business environment is financially challenging, the University may want to collaborate at arm's length with private businesses and the community – which may be able to build less expensively – to achieve desired housing options for this group. This option is particularly worth considering in the absence of any new recruitment emphasis on attracting graduate or older students, and/or if the community already provides reasonable housing options.
- **The University should consider maintaining the management of all by-the-bed units and outsourcing the management of all by-the-apartment units.** If UW chooses to partner with a private owner for the development of new, single-student housing, the University should consider maintaining management of these units. Options could potentially include full-management involving facilities, business operations (marketing, assignments, billings and collections) and residence life functions, or perhaps only one or two of these functions. The University could potentially collect a management fee from the developer to perform one or more of these functions. If the University contributes to the management, it will be able to influence the experience for residents to a greater extent; this is important as residents and parents will likely hold the University responsible for any unpleasant experiences in housing on University land or to which they were referred through University publications or websites, even if the University were not involved with management functions. On the other hand, the University may want to consider outsourcing the management of all by-the-apartment units, with the expectation that if a third-party manager is incentivized to meet

particular performance goals, it will maintain and upgrade apartments to make the experience more attractive to residents.

- **The University should consider either disposing of or repositioning Spanish Walk apartments.** Spanish Walk feels separated from campus as it is located east of 30th Street and the aesthetics, materials, layout, finishes and fixtures are much different than those used by other University apartment buildings. UW could potentially dispose of Spanish Walk through an outright sale or ground lease. If the University decides to retain and reposition Spanish Walk, it should consider combining units to create more three-bedroom apartments; in such a case, major renovations should be included, addressing all Fair Housing and ADA issues – which will not be inexpensive.
- **A four-bedroom, quad occupancy apartment with two full-bathrooms would be an attractive addition to the campus housing inventory for single upper-division students and a small number of graduate students.** This design will not, however, attract many of the current residents of Summit View. The cost to deliver new housing designed to meet the needs of family and non-traditional students will likely be beyond the financial reach of many student families that now live on-campus, unless there are project subsidies. A four-bedroom apartment design will most probably attract single students, and single graduate students may actually prefer the Summit View location. Still, single students who participated in the focus groups reported a very strong preference for living close to what they perceive as the academic core of campus, rather than the Summit View location. If a development at that location was mixed-use and included other features and amenities in addition to housing, Scion believes it would help improve the marketability of the housing by addressing some objections about the location.
- **Other potential options for the Summit View site include an intentional Greek community or living-learning communities.** To enhance the desirability for Greeks, the University may want to consider building townhouses or house "pods" with shared outdoor community spaces. If possible, relocating fraternities and sororities to the new community may make the project more desirable to affiliated Greek students. Physically separating the pedestrian traffic between a possible Greek community and existing University apartment and family housing areas would also be desirable and possible. Still another option for the Summit View site is to enhance athletic and recreational spaces and include living learning communities, such as health and wellness, environmental or even leadership themes for student groups who may be attracted to living near such spaces.

Section 2: Student Housing Historical Survey Analysis

The University of Wyoming Housing and Residence Life department conducted a survey in 2006 in an attempt to gain an understanding of students' housing needs and preferences. Some valuable information from this survey was obtained: interestingly, about half of first-year students find a traditional-style residence hall room (double or single) acceptable; another 29% of first-year students would prefer some sort of apartment-style configuration, on- or off-campus. However, students' willingness to pay for these alternatives was not explored.

By the time a student has reached his or her second year at the University of Wyoming, only 7% remain interested in a residence hall double room and 9% in a single room. This is fairly consistent with Scion's national data from students. These percentages drop further to 1% (double room) and 3% (single room) as students reach their third and fourth years at UW. About 84% of Juniors and Seniors are looking for some sort of apartment-style configuration, again when cost is not considered.

A description of room types proposed to students in the 2006 University survey, and the resulting summary data, follows:

- On-campus traditional shared residence hall room (designed as a double-occupancy room with public bathrooms; may include rooms with sinks, but no baths)
- On-campus traditional single residence hall room (designed as a single-occupancy room with public bathrooms; may include room with sinks, but no bath)
- On-campus suites (designed as double or more occupancy bedrooms with shared living/common area; use public bathrooms)
- On-campus hotel style (designed as bedrooms with private bath; no private living area)
- On-campus apartment (designed as efficiencies, one-bedroom, or multiple bedroom apartments; includes a full kitchen and rented by the unit)
- On-campus contract apartment (designed as double and/or single occupancy bedrooms with private or shared bathrooms; includes separate living area and kitchen, rented by the bed space)
- Off-campus apartment or house shared (designed as efficiencies, one-bedroom, or multiple bedroom apartments; includes a full kitchen and rented by the unit)
- Off-campus apartment or house alone or with spouse/partner (designed as efficiencies, one-bedroom, or multiple bedroom apartments; includes a full kitchen and rented by the unit)
- Fraternity or sorority
- At home with my parents or relatives

Unit Type	Freshmen (% Interest)	Sophomores (% Interest)	Juniors & Seniors (% Interest)
Shared Res Hall	40	7	1
Private Res Hall	9	9	3
Suite	4	3	1
Hotel	3	2	1
Apartment Unit	5	7	7
Apartment Bed	1	2	1
Off Shared	17	46	54
Off Alone/Spouse	6	12	22
Fraternity/Sorority	2	4	3
Home	6	5	2

Preferred Unit Types

The above data indicates that after the first year, the majority of students prefer an off-campus apartment. However, students were likely comparing off-campus apartment options to the current on-campus apartment options in expressing these preferences.

Scion believes that presently, the University Apartments are viewed to be primarily for family and non-traditional students, are not necessarily "friendly" (for single, traditional-aged students) and are in a location that this group generally perceives as undesirable. In essence, single, undergraduate students do not feel a sense of place in the current location of University Apartments.

Notably, the described suite-style and hotel-style unit types did not receive very high marks from students. This outcome may be the result of the continued shared-bedroom configuration. From Scion's experience, after the first year, a private bedroom is preferred by a majority of students, even if at additional cost. Therefore, adding more bathrooms instead of private bedrooms, especially for upper-division students, probably reduces revenue potential and definitely increases construction or renovation costs, assuming that inventory capacity will meet or exceed the demand.

The University would benefit from reliable data from single students regarding preferences among semi-suite, suite and apartment style configurations as shown in Section 8. Scion also recommends the University attach appropriate rental rates to each unit type to gauge students' understanding of value.

Factors Impacting Demand

Understanding students' willingness to live in *any* University housing is important. The culture at UW is currently one where most students move off-campus for their second year and beyond. If there were unit types on-campus that were both attractive and within the financial reach of students, would they choose to live on-campus? If students choose to live on-campus, would they be willing to live in *any* location? What rental rates are students willing pay for on-campus housing? Is the University able to charge students what it will take to deliver quality housing? All of these questions, which affect a project's "capture rate", are worth exploring.

Feedback received from traditional-aged UW students, like those received by Scion from students nationally, indicates that "location" is very important. Where the University locates new student housing could potentially affect the number of students captured by the project. Scion estimates that the University will reduce demand for a new project targeted toward single students if

it is located on the current Summit View site. This is not to say a new project would not prosper on the site; however, it is Scion's recommendation that the University move cautiously and plan for a mixed-use project at that site to increase the appeal to single students.

Section 3: Student Housing Facility Assessment

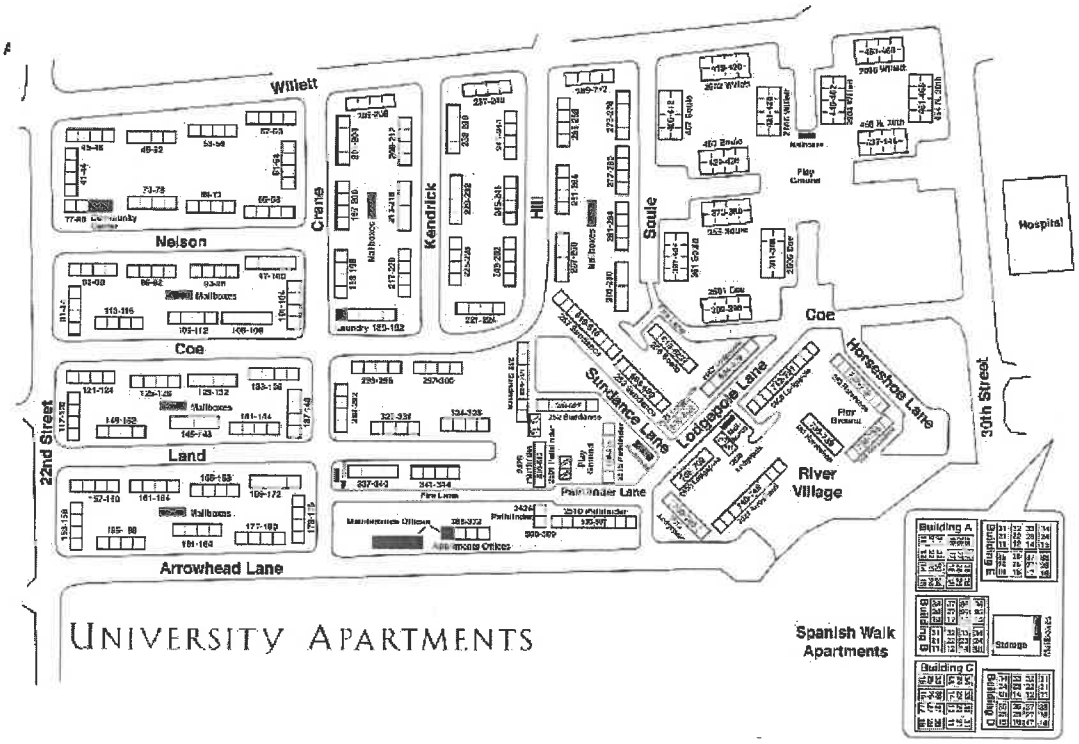
Facility Assessment Process

The observation process to assess the existing residential conditions entailed the following steps:

- **Pre-tour information gathering** – Prior to visiting the site, the team requested information from the University of Wyoming. The University was able to share the Facility Condition Analysis reports completed in February 2002 by the ISES Corporation. Prior to the site visit, reports were reviewed to obtain an understanding of the conditions that existed in 2002 and the proposed improvements by the ISES Corporation.
- **Site visit** – Interviews were conducted with key individuals in the Department of Residence Life and Dining Services to gain a better understanding of the current conditions and future program of the housing facilities on campus. Interviews included Mr. Scott Royce, Associate Director of Residence Life and Dining Services and Dr. Beth McCuskey, Executive Director of Residence Life, Dining Services and the Wyoming Union. The site visit included a tour to visually observe the site surroundings, the buildings' envelopes, the common areas and typical resident unit types. The tour was provided by Ms. Deb Meryhew, Facilities Manager of Residence Life and Dining Services.

The information has formed the basis for this Facility Assessment. All observations noted were made on site visits conducted on October 14 and 15, 2008.

University Apartments



I. Overview - University Apartments

The tour of the University Apartments included:

- Spanish Walk apartments (constructed in 1968; acquired by UW in 1999)
- Landmark Square apartments (constructed in 1959)
- River Village apartments (constructed in 1994)
- Summit View apartments (constructed in 1950)

Because UW plans to tear down the Summit View apartment complex, a full assessment was not performed. Observations resulted in common themes that appeared throughout University Apartments. The following is an overview of those items.

Boundaries and Identification

There are few locations where apartment complexes are identified as University of Wyoming property. There are multiple entries into the complex and there are few signs to assist in way finding.

Security

University Apartments are separated from the rest of the campus by the athletic facilities and their adjoining parking lots. This distance adds to the isolation of the apartments from the rest of the campus. The following items contribute to the feeling of insufficient security:

- **Site lighting** – With the exception of River Village apartments, there is limited lighting throughout the parking lots, pedestrian paths and at the building entries.
- **Security kiosks** – There were no security kiosks found throughout the complex.
- **Overgrown landscaping** – In a few locations the shrubs have grown past five feet high. This may provide a location for screening items or people from the general public.
- **Cameras** – There are no locations providing video recording with the exception of the computer lab located in a converted unit in Landmark Square apartments.
- **Limit stops on windows** – No limit stops were observed to prevent accidental falling of objects from the second or third floors, nor were there any security barriers on the windows at the ground floor. Additionally, the entry doors to buildings at Spanish Walk do not have locks.
- **Retention pond and drainage** – The retention pond is a security issue due to the proximity of the sidewalk, steepness of the banks and the amount of water it is capable of holding. It is recommended that a fence or barrier limiting access to the retention pond be considered to protect residents and visitors.
- **Site drainage and culverts in River Village** – The site drainage in the River Village apartment complex consists of a series of swales and culverts leading to the retention pond. Limiting access around the culverts is recommended to enhance safety for residents and visitors.

Storage

There is a general lack of storage within these apartment communities. On-site storage facilities are virtually non-existent. This is probably an issue for a number of students. The apartments are rented by-the-unit, an important feature for non-traditional aged students and student families. For this group, it would not be unusual for the apartment to be their "permanent" home during their collegiate years. Conversely, traditional aged single students (who often rent on-campus per-person) tend to utilize campus housing as a temporary address, somewhat reducing the need for expanded storage access.

Accessibility – ADA and FHA Compliance

The Americans with Disabilities Act (ADA) prohibits discrimination on the basis of disability in public accommodations. While "public accommodations" generally does not refer to residential environments except for common areas and management/leasing areas, ADA specifically provides people with disabilities an equal opportunity to benefit from all programs, services and activities in many areas including public education. Basic nondiscrimination requirements prohibit exclusion, segregation and unequal treatment. Other requirements are related to architectural standards for new and altered buildings.

One issue to consider is whether housing is a program, service or activity. If a public educational institution provides campus accommodations for some students with dependents, then generally the school is obligated to provide similar accommodations for either a student with dependents who is disabled or who resides with a family member who is disabled.

Although ADA requires that a public entity make its programs accessible to people with disabilities, it does not necessarily require every facility or every part of any one facility be accessible. Program accessibility may be achieved by a number of methods. While in many situations providing access to facilities through structural methods, such as alteration of existing facilities and acquisition or construction of additional facilities is the most efficient method of providing program accessibility, other alternatives are possible to achieve program accessibility.

Notably, a public entity does not have to take any action that it can demonstrate would result in a fundamental alteration in the nature of its program or in undue financial and administrative burdens. However, this is difficult to claim because it must be based on all resources available for use in the program. Additionally, even if corrective action would result in such an alteration or burden, any other action that would not result in such an alteration or such burden but would nevertheless ensure that individuals with disabilities receive the benefits and services of the program is still required.

The Fair Housing Act (FHA), which is specific to all housing in the country including rentals, specifies design requirements for "covered" buildings. Covered buildings are defined as those which first opened for occupancy since 1991 and consist of four or more units. Therefore, within University Apartments, only River Village must conform with FHA design requirements. The design requirements are as follows:

- An accessible building entrance on an accessible route
- Accessible and usable public and common use areas
- Doors designed to be usable by persons in wheelchairs

There are additional requirements in covered units, defined as all dwelling units in covered buildings that are on the first floor, or all units in the building if there is an elevator. Specific requirements for all covered units are as follows:

- An accessible route into and through the units
- Light switches, electrical outlets, thermostats and other environmental controls in accessible locations
- Reinforcements in bathroom walls for possible later installation of grab bars
- Kitchen and bathroom space designed so an individual in a wheelchair can maneuver about the space

II. Spanish Walk Apartments

General Overview

The Spanish Walk apartments are located east of 30th Street and north of East Grand Street (Business I80). This complex is the furthest east of all University Apartments and is separated from the other apartments by 30th Street. Spanish Walk apartments were built approximately 40 years ago as a private development and were later acquired by the University of Wyoming. The aesthetics, materials, layout, finishes and fixtures used for construction include a wood-frame structure with stucco façade and mansard roofs, and as such are much different than those used by the other University apartment buildings, resulting in significant architectural differences.

Spanish Walk is a five-building apartment complex consisting of three-story buildings. Garden style apartments make up the lowest level, which is a half-story below grade. The buildings are situated in a "U" shape about a common courtyard. There are 115 units with a total gross area just under 70,000 square feet. All individual units are one story, one-bedroom apartments, available as either unfurnished or furnished by the University. Spanish Walk is identified by the standard University signage program.

The Site

The site has five separate buildings situated in a "U" shape about a common area. This common area once included a pool which has been filled in and is now a basketball court with an adjacent shed. The project is built along a slope rising up from 30th Street to beyond the project to the east. Parking is located around the perimeter of the building. Bicycle parking is uncovered

and primarily located by the basketball court. The mailboxes are adjacent to the basketball court in a centralized location and the dumpsters are unscreened.

Concrete sidewalks are adequately placed to approach the buildings and navigate to other buildings. The sloping of the site requires steps in several locations. There are no hand rails at these locations.

The landscape elements consist of limited foundation plantings, a few small to mid-sized trees, bushes and sod. These items appear to require maintenance. There are outdoor grill areas on concrete pads. There is a railroad tie retaining wall system employed on the site. Apparently, landscape maintenance is performed by a limited staff of volunteers, when they are available. There is no irrigation system for the landscape elements.

Site lighting is limited throughout the complex. The exterior lighting is mainly on the building at the entries, which appear to be original light fixtures. There is no lighting in the parking areas.

As the site is built on a slope, the water drains on grade from the east to the west. As a result, site drainage approaches the east facades of the complex. It was noted by the University that water issues have been addressed in the garden style apartments along the east façade.

The Building Envelope

The buildings' envelopes are described by the University as wood-frame walls with stucco finish and is original to the building. Cracking in the finish is evident but not prevalent. At the foundation there is evidence of water damage and deterioration where the stucco finish and grade meet.

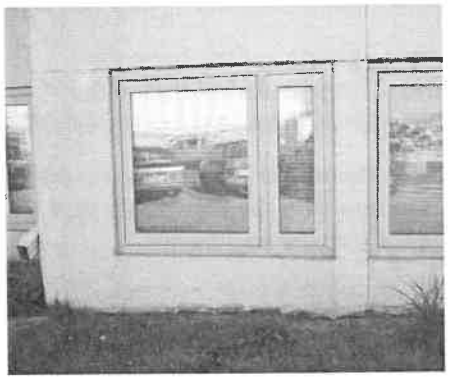
The stucco finish is in fair condition given its age but should be inspected annually. Deficiencies, where found, should be addressed to limit water penetration or further deterioration. Cracking and deterioration will allow for moisture penetration behind the surfaces which can create hidden conditions. Stucco finishes require annual maintenance and cyclical renewals based on these inspections. For detailed requirements for these inspections and maintenance programs, refer to one or more of the following industry-related associations:

- International Institute for Lath & Plaster
- National One Coat Stucco Association
- Operative Plasterers' and Cement Masons' International Association
- Stucco Manufacturers Association

Due to the maintenance required in stucco finishes, institutions tend to favor brick façades when capital dollars allow (similar to Landmark Square apartments and River Village

apartments), because they prove to be more durable. Although nothing is completely maintenance free, the brick provides superior moisture protection and requires no painting, allowing for longer maintenance free periods.

The windows are recently replaced with insulated glass and thermally broken aluminum frame systems. A Juliette wood framing in front of the windows has been removed resulting in a darkened or visual shadowing effect, in addition to the holes in the stucco. As a minimum, these holes should be filled and sealed to prevent water penetration



The new windows consist of fixed units with one larger operable casement window which has a screen. There are no apparent limit stops for the operable windows. It is recommended to apply limit stops on these windows for security purposes, such as to inhibit objects from falling out of the windows or access into the garden level apartments.

The entry doors are newly replaced but do not have a lock and the wood frame surround is unfinished. The original portico over the doors consists of a painted wood mansard detail constructed of wood framing and asphalt shingle roofing. The finish on the wood surfaces is peeling and requires scraping and a reapplication of paint or stain.

There is a mansard roof with asphalt shingle around the perimeter of the buildings. According to the University, it is original to the buildings. There is a flat roof behind this detail. The flat roof is not accessible from inside the building; it is only accessible by a tilt-up three story ladder from the outside. The University stated that these flat roofs have been replaced in the last year and have not shown to be leaking into the building. The roofs are drained through scuppers and downspouts which discharge directly on grade next to the building. This appears to be contributing to the site drainage issues stated previously.

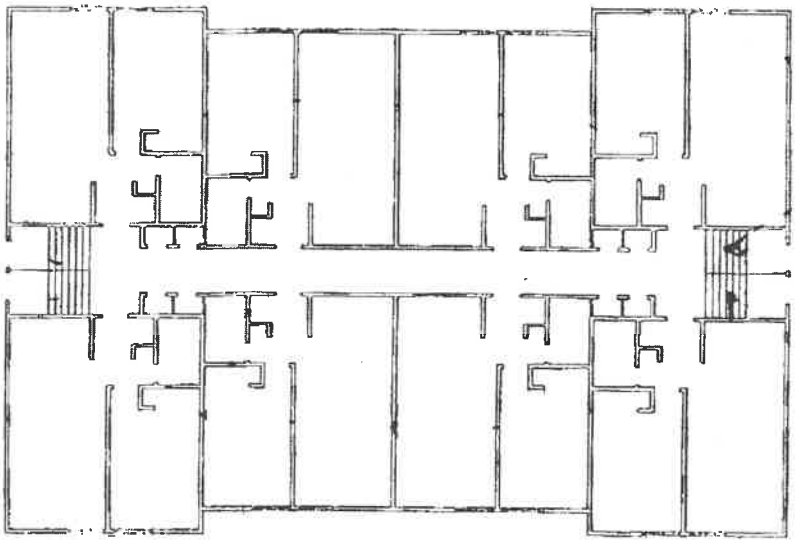
Common Areas

There is an entry at either end of the short facade. Entry into the buildings is through the new aluminum frame doors without security to a mid level landing of an egress stairway. These open stairs are on either end of a double loaded corridor. A half-flight down leads to the garden level apartments, laundry room and mechanical room. A half-flight up leads to a double loaded corridor with eight units on the floor. The stair continues up another full flight to the top floor which is similar to the second floor.

The carpet is broadloom and needs replacement. The stairs are unprotected from fire and the handrails should be replaced with a system that has pickets spaced apart no more than four inches on center per code with a guard rail at 42". A hand rail is required on both sides of the stair.

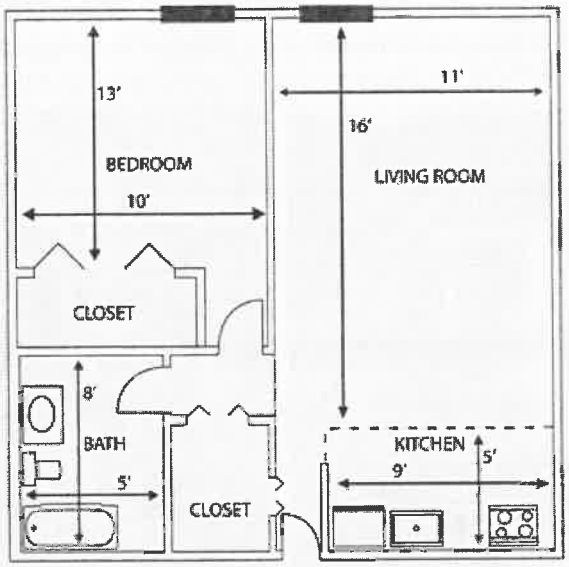
The corridors have original incandescent light fixtures which shed little light. It is recommended that new compact flourecsecnt light fixtures be installed, adding at least two more per hallway, which will efficiently brighten the hallways but also add to the sense of security.

Typical Unit



(Typical Floor Plan of Spanish Walk Apts.)

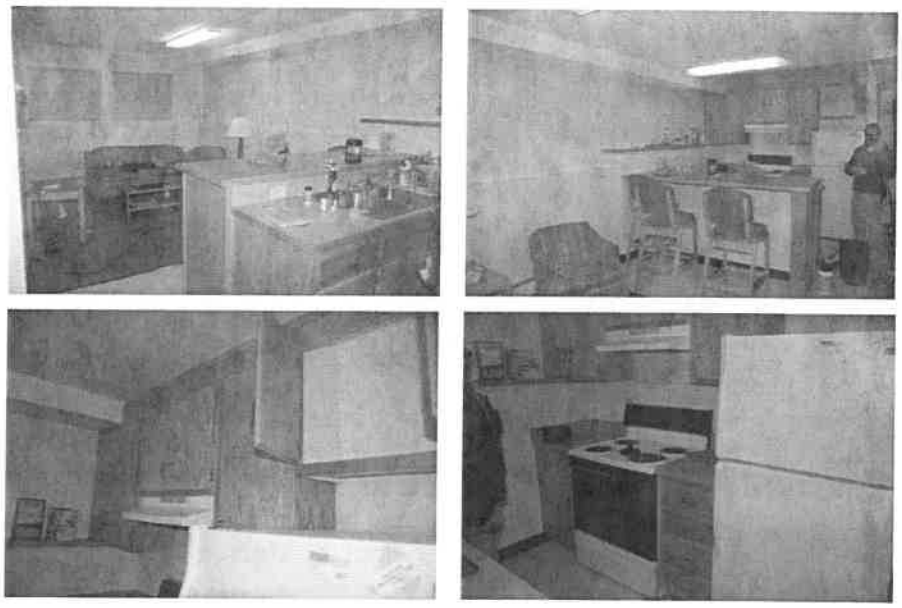
The buildings are composed of a single unit type. All have one bedroom, with bath, kitchen, and combination dining and living room. Beyond the new front doors to the buildings, the units appear to be in dated condition including flooring, fixtures, appliances and kitchen cabinets.



The carpet is broadloom, the tile in the bathroom is vinyl composition tile (VCT) and there is sheet vinyl flooring in the kitchen. The kitchen is pantry style with very limited storage space, short wall cabinets and no drawers. There is an electric range and refrigerator and what appears to be the original re-circulating hood. There is a stainless steel single bowl sink with disposal. The sink itself consumes half of the available counter space resulting in very little work space on the plastic laminate counter top. The bathroom has a cultured marble sink top over an original cabinet with original fixtures and a newer water closet. The bathtub has older shower fixtures but a new fiberglass reinforced plastic (FRP) surround. The bedroom is of adequate size; large enough to fit a queen size bed, and includes adequate closet space. The unit is heated throughout with baseboard heat and lit with original incandescent light fixtures. There is no air conditioning in this building.

Prototype for Future Improvements

The University has already identified many of the issues noted above and has addressed them in a prototype unit that has been built out. The kitchen was vastly improved. It is now a "U" shaped kitchen with brand new appliances. The electric range is new and the new re-circulating hood matches the range finish. The double bowl stainless steel sink has been moved to a peninsula which separates the dining and kitchen area. The peninsula has a raised breakfast bar with seating for three with stools. The counters are plastic laminate with wood trim and the cabinets are all new, made and installed by a local carpenter using veneered plywood and melamine interiors. The amount of storage has dramatically changed for the better and now has a total of five base cabinets. One of the base cabinets provides a set of drawers. The wall cabinets are now taller except over the range and refrigerator and all are trimmed to the ceiling for a built-in look. The floor in the kitchen is VCT with carpet tile in the living room. The light fixtures in the kitchen and living room have been replaced with fluorescent tube fixtures. The hydronic baseboard has also been replaced.



These changes are impressive; they provide a bright, clean, modern appearance, and help the unit to function much more efficiently. However, a few changes may further enhance the units. Instead of fluorescent tube fixtures in the units, explore utilizing compact fluorescent fixtures with a residential style. The cabinetry is beautifully installed, but a laminate on MDF or factory finish solid wood door system should be considered. This would likely reduce installation time due to factory quality control. Also, the wood trim around the countertops ties the finish of the cabinetry and countertop together nicely, but may not prove practical in a student apartment setting due to the need for additional repairs and replacement than would otherwise be necessary.

Similarly, the bathrooms could be addressed in an equally cost effective way. A replacement of the cabinets and cultured marble tops with newer University standard plumbing fixtures would immediately address the dated look. Utilizing a plastic laminate cabinet for the sink base from the same manufacturer as the kitchen cabinets limits the University to one vendor for fabrication. Scion also recommends an alternative tub surround. The FRP used throughout University Apartments is durable and a simple remedy, but it is limited in size and requires seams along the side wall. FRP is a standard material for back of house areas such as service kitchens or janitor's closets. Since the tubs are a standard size, a standard fiberglass tub surround could replace the FRP now in use.

Interior Amenity Spaces

There is little in the way of amenity spaces inside the buildings, but one such space is the laundry room at the garden level. The laundry room appeared clean with newer coin-operated equipment, fresh paint and VCT flooring.

Accessibility

From the assessment there appear to be few improvements toward the ADA compliance goals as outlined in the ISES survey complete in February 2002. The corridor door hardware has been replaced with lever operating handles and appears compliant. The doors within the unit remain as the knob type and are non-compliant. The signage on the site does not appear to meet compliance with the ADA standard of raised graphics or braille.

The grade changes toward many of the entries limit accessibility. At least one accessible route to each building with an ADA compliant ramp and handrail design is recommended. Upon entering at a mid-level landing the building egress limits any further ADA compliant access without an elevator, lift or stair climber to any level of the building. The stairs require a graspable ADA compliant handrail design on both sides with the appropriate extensions at the top, mid-level and bottom landings. The addition of an elevator, lift or stair climber to one entry per building may affect the unit layouts adjacent to the existing stair and/or the envelope of the building. This may be a valid argument for providing this as an option in only one building, due to the financial burden that would be created for modification and possible lost revenue.

It should be noted that a remodel of all the units similar to the prototype may trigger ADA compliance throughout the building being renovated. ADA compliance would entail a percentage of unit types offered in the buildings to be accessible. Currently there are no ADA compliant units. The percentage of units that are converted into full ADA compliance is subject to review by the local governing authority. It is recommended that a review with the official to convert one unit per building be proposed to meet the intent of the ADA legislation. Access to the unit requires the changes noted above but may limit the expense.

Life Safety / Security

The University has just completed the installation of a new fire sprinkler system in all of the buildings in this complex. The buildings are now fully sprinklered as well as updated with, new smoke detection, new carbon monoxide (CO) detection, new battery back-up exit signs and new pull stations. The corridor doors have all been replaced with solid core fire rated doors and fire rated hollow metal frames with closers, as well as new University standard locks with lever handles.

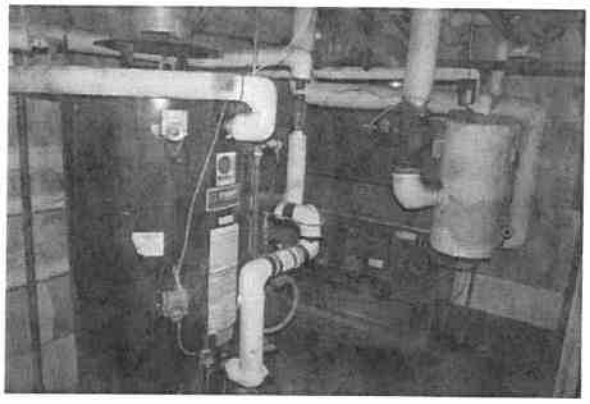
The stairways require a 42" guardrail at the top landing. There are no handrails at the entry steps to any of the buildings.

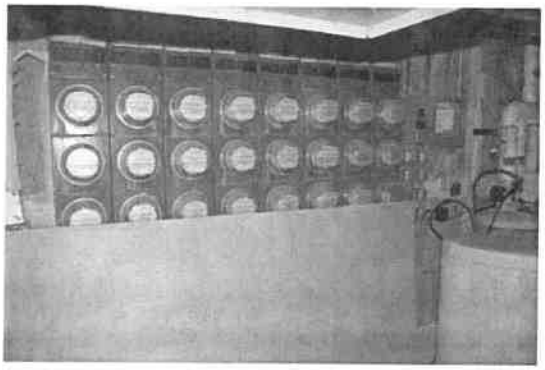
As noted above, there are no limit stops on the new windows.

There appear to be no security kiosks or any automatic communication links to a security service on this site or within the buildings.

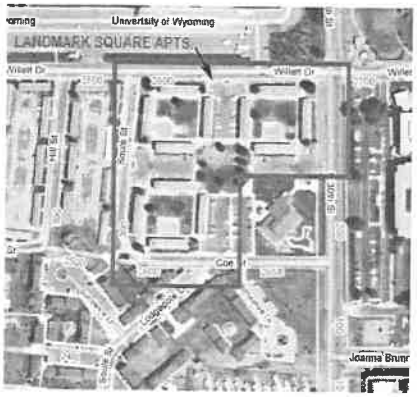
Mechanical

Each building works independently. The units are all heated using hydronic baseboard heat. The hot water is obtained from the water heater in the mechanical room adjacent to the laundry room on the garden level. The equipment appears to be inspected regularly and replaced as needed. Also in this room are the electric meters for each unit. Lastly, the upgrade for the fire protection ties into the water line in this room. There is no mechanical equipment in the units but each unit has local controls of the baseboard heat and an electric panel box with circuit breakers. Air conditioning is not provided.





III. Landmark Square Apartments



General Overview

The Landmark Square apartments are located on the north east side of the University Apartments area. It is west of 30th Street and south of Willett Drive. The River Village apartments abut to the south and the Summit View apartments are to the west. Landmark Square apartments were built approximately 50 years ago as married student housing. They are solidly built and show little sign of deterioration on the façade. The roofs are nearing the end of their life cycle, but the units themselves are spacious and bright.

Landmark Square is a 12 building apartment complex made up of two story buildings built on grade. There are four buildings around a common exterior quadrangle. There are three of these groupings built out as part of this complex. The location for the fourth quad was improved but not realized as residential housing and not in the scope of this assessment. There are 96 units with a total gross area just under 65,000 square feet. All units are two-bedroom one-story apartments, available either unfurnished or furnished by the University.

Identification of the project is with the standard University signage program. There are also painted wood boards with unit numbers.

The Site

The site is made up of three separate quadrangles bordered by four buildings each. The quadrangle is a shared amenity with playground equipment and grill areas. The remainder of the area is landscaped with sod and occasional evergreens. The overall feeling of this outdoor common area is vacant since it was not in use during site visits. According to interviews with the University, this is not an uncommon event but when this complex was populated primarily with families, the space was more active. Currently, these units are primarily rented by single unrelated roommates rather than by families.

Parking is available in-between the three groupings of quadrangles. Bicycle parking is uncovered and mainly at the corners of the groupings. The mailboxes for the complex are in one centralized location by the north parking area. The dumpsters are unscreened. The University stated that fences which once closed the quads to vehicular traffic have been removed.

Concrete sidewalks are abundant and disproportionate to the grass but one can approach the buildings and walk to other buildings within the complex. The sidewalks are in various states of disrepair.

The landscape elements consist of very limited plantings with a few evergreen trees, shrubs and the rest is sod in need of maintenance. There are no shade trees around the outdoor common areas and there is no irrigation system installed for the landscape elements.

Site lighting is limited throughout the complex. The exterior lighting is mainly on the exterior of the buildings. The open stair and unit entries are lit with fluorescent tube fixtures. There is no lighting in the parking areas.

This site is essentially flat with a very slight slope away from the buildings. The water from the roofs drains on grade from the downspouts on both sides of the building and onto the walkways. As a result, site drainage appears to obstruct some walking paths, which may lead to slippery conditions in winter.

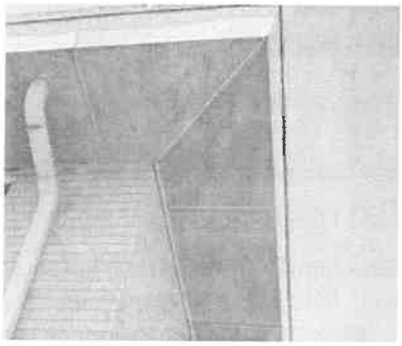
The Building Envelope

The buildings' envelope is made up of a masonry cavity wall system comprised of brick veneer and Concrete Masonry Unit (CMU) back up. The brick is a scored brick and the brick panel between the windows is a colored glazed brick. The mortar joints were in good condition and there were no apparent cracks. There were no construction joints in the long façades, but this is not uncommon for load bearing cavity walls.

All the windows have been recently replaced with insulated glass with thermally broken prefinished metal frames. The contractor was on site installing the last of the trim during the site

tour. The windows consist of one fixed and one casement type. There appears to be no limit stops installed for safety.

The entry to the units is from the quadrangle side of the building. There are two locations per building with open exterior stairs. The doors to the units consist of an aluminum storm door and wood door with various degrees of deterioration of the finish. The exterior stair is constructed of poured concrete with tube steel railings attached to the brick veneer. The eaves of the project appear to be an unfinished cementitious or fiberglass product original to the building and in good shape. The roofs are not accessible but are visible from the ground and appear to be a built-up roof system with small ballast and near the end of their life cycle. Integral gutters along this hip roof connect to downspouts. The ventilating ridge top structures appear to be in need of maintenance.



Common Areas

There are no common interior areas to these buildings. All access to the units are from the open exterior stairs with the front doors exposed to the elements. There are two stairs per building providing access to four units each.

Typical Unit

The buildings are composed of one unit type. All have two bedrooms and one bath with a combination kitchen, dining and living area totaling approximately 530 square feet. There are built-in storage units and closets as well as a hook-up for washer and electric dryers.

The carpet is broadloom and the tile in the bathroom and kitchen is VCT.

There is an "L" shaped kitchen with older fixtures and cabinets. The kitchen has a double bowl stainless steel sink and no disposal. The kitchen cabinets are in decent condition and provide one four-drawer base cabinet. There is a decent amount of work space on the older plastic laminate (PLAM) counter tops. There is a small (24") gas four burner range and an original exhaust hood. The refrigerator is a University standard, 14 cubic feet in size. Adjacent to the kitchen is a space for a small dining area. The kitchen has a location for a washer and electric dryer hook up. There is a storage pantry area next to the kitchen.

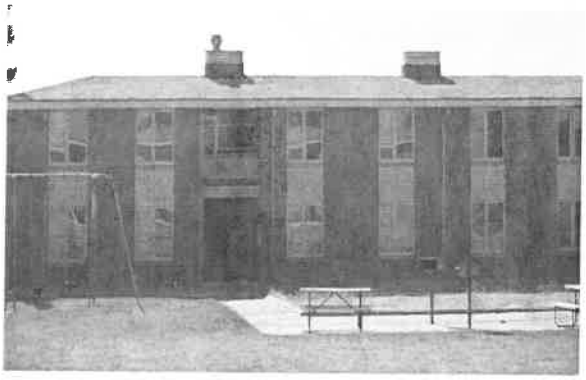
The bathroom has an older medicine cabinet with fluorescent light fixture needing updating. The wall mounted sink with exposed plumbing could be replaced with a pedestal sink for additional storage. The bathroom has a newer water closet (tank type) and bath tub with newer fixtures, utilizing the University standard FRP surround. This surround is applied behind the sink as well. There are painted wood shelves above the water closet for storage.

The master bedroom has an existing built-in storage and closet space with shelf and hanging rod. The room is large enough for a queen size bed and has one central ceiling mounted light fixture. Overall, the layout of the unit is comfortable for a two bedroom apartment and in good condition. An updating of the finishes is needed for a fresh look.

The CMU walls at the exterior provide a cold finish and where possible should be furred out with a dry wall finish. It is recommended to replace the bead board paneling with drywall and the broadloom carpet with University standard carpet tile.

The entry doors have new lever hardware but the doors are worn and need replacement. The storm doors are in various states of disrepair due to wind damage caused with the open stair. Enclosing the stair would allow for a more habitable approach to the units and one more layer of protection from the wind and elements. Providing an addition of a projected foyer at these open stair locations would also assist in breaking up the length of the façade and start to interact with the quadrangle. A hip roof over the top of this projection can take its expression from the more

modern River Village apartments and begin to tie in the various building styles within the University Apartment area.



Interior Amenity Spaces

There are no indoor amenity spaces in this complex with the exception of one converted unit into a computer lab. The layout of the space is essentially the same as a unit but the kitchen, dining and living rooms have been converted into a common area for the computer lab. The bedrooms are used for office, servers and storage.

Accessibility

From the assessment there appear to be few improvements toward the ADA compliance goals as outlined in the ISES survey completed in February 2002. The unit door hardware has lever operated handles; however, the doors within the units remain as the knob type and do not meet with ADA compliance. The signage on the site does not appear to meet compliance with the ADA standard of raised graphics or braille.

The entry to the ground floor units would require a ramp where there is currently one step to provide accessibility. The stairs require an ADA compliant graspable handrail design with the required extensions at the top, mid-level and bottom landings. The units on the second floor are not accessible. To comply with the intent of Fair Housing legislation, all first floor apartments should be accessible.

Currently there are no ADA or FHA compliant units. A percentage of the unit types offered should be accessible to meet the intent of the legislation. The percentage and location to be converted into full ADA compliance is subject to review by the local governing authority. It is recommended that a review with the official be conducted. It may be acceptable to convert two units per quadrangle at the ground floor to meet the intent of the ADA legislation.

Life Safety / Security

There is no Fire Sprinkler system in the buildings in this complex. The units are however provided with smoke detection and new CO detection.

The handrails at the stairs require a guardrail at 42" at the top landing.

Lighting does not appear to be sufficient throughout the complex.

There appear to be no security kiosks or direct communication to a security service on this site or within the buildings.

Limit stops should be applied to operable windows to inhibit items from falling out and from forced entry at the ground level.

Mechanical Systems

Each building works independently. The units are all heated using hydronic baseboard heat obtained from a hot water heater in the mechanical room recessed under the stairs. The equipment appears to be inspected regularly and replaced as needed, so they vary in age. Units are not individually metered. There is no mechanical equipment in the units but each unit has local controls of the baseboard heat and an electric panel box with circuit breakers. There is no air conditioning.

IV. River Village Apartments

General Overview

There are 20 buildings in this complex. The majority of the buildings are at a 45 degree angle from the surrounding grid. The apartments are on the south eastern quadrant of the University Apartments area. The complex is bounded by 30th Street on the east, Warren Street to the south and Summit View and Landmark Square apartments on the north and west. River Village apartments is a group of four villages with common backyards.

This apartment complex consists of one and two story buildings. The 114 units consist of two and three bedroom apartments available unfurnished or furnished by the University. The units are mixed throughout the complex in a townhome like development of approximately 104,600 square feet. This complex is intended to house married students and their children. This is the newest student housing on campus and apparently the most popular. Current occupancy was over 90%.

Identification of the project is with the standard University signage program in addition to numbered residences.

The Site

This site differs from Landmark and Summit View in that the terrain is undulating around and through the back yards. There are few flat areas. A large water retention pond for the University Apartments is south east of this property. The sidewalk closely follows the perimeter

of the steep slope and poses a hazard. Additionally, there are unprotected culverts guiding drainage under the landscape. In interviews with the University it was noted that some of the issues are being addressed but during the wet months, the lowest points retain water and create a breeding ground for mosquitoes.

This complex has an underground irrigation system to maintain the vegetation which is comprised of a grass lawn and foundation plantings.

There is centralized bike storage but virtually no other location to store the bicycles.

The foundation planting needs maintaining to limit the height of the shrubs. Shrubs approaching five feet tall may pose a security hazard.

This is the best lit of the communities in the University Apartments area, with building entry, pedestrian and street lighting. There are no security kiosks or direct communication links to a security services on the site.

Grading and drainage is away from the buildings using steep slopes. There are no downspouts to direct the shedding water off the roof.

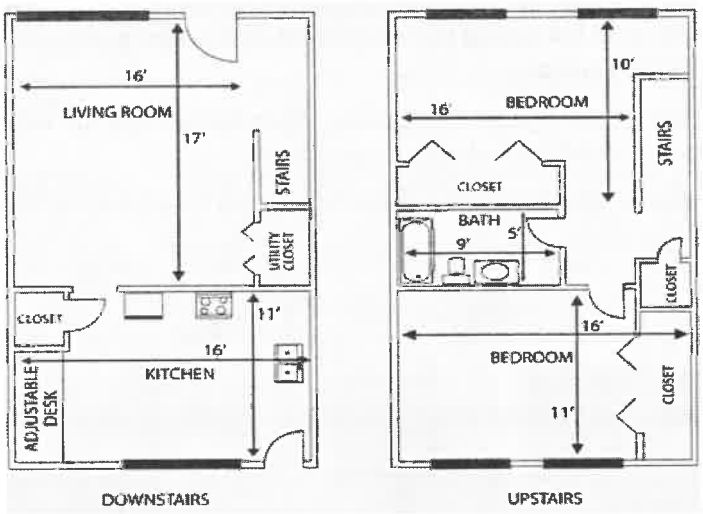
The Building Envelope

The buildings' envelopes are masonry with a stud back-up system. The buildings are relatively new but should follow a maintenance schedule of inspections and replacement of the sealant at construction joints. There is no apparent cracking in the masonry. An annual façade inspection is recommended to review the masonry for cracking in the mortar joints. There is no paint on the exterior except below the roof gables. The roof is a steep sloped gabled roof with asphalt shingle in good shape. There are no gutters or downspouts on these buildings. Water sheds off the building onto the bare foundations, gravel or foundation plantings. The windows are double hung windows with prefinished metal frames. The entry doors are prefinished hollow metal doors. There are no storm doors.

Common Areas

There are no common interior areas to these buildings. Access to these units are through a front or rear entry.

Typical Unit #1: Two Bedroom-One Bath



The first unit type has two-bedrooms and one-bath on two levels with approximately 900 square feet. The front entry is into the living / dining area with the kitchen beyond. The stairs to the second floor is adjacent to the front entry. The kitchen is large with an area for a desk and also has a rear entrance. The washer and dryer connections are in the utility closet under the stair. The second floor has two bedrooms and the only bathroom.

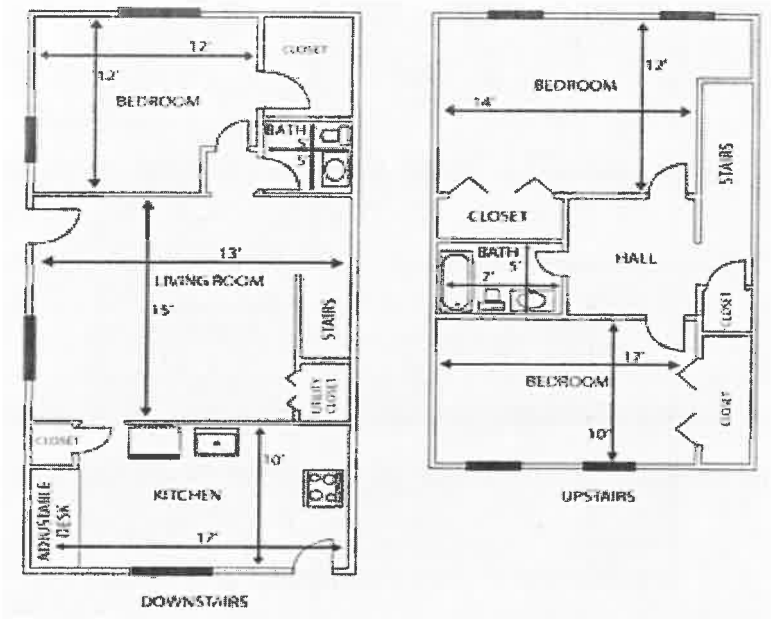
A half bath would be desirable on the ground floor for convenience and so visitors would not need to access the second floor for a washroom. The washer and dryer closet makes good use of the area under the stairs but it opens up to the formal area of the unit. A slight bump out at this area may allow for the half bath, provide a more private entrance to the washer and dryer, and still leave adequate space for a dining area. Alternatively, the washer and dryer could move to the adjustable desk area. Using a stackable washer and dryer may save enough space to retain a portion of this desk area. There also appears to be an area for extra counter room adjacent the rear door in the kitchen.

The "L" shaped kitchen with original fixtures and cabinets has a stainless steel double bowl sink. There is no disposal. Cabinets are in good condition and the counter tops are plastic laminate. The kitchen has an electric four burner range and stainless steel exhaust hood with stainless steel backsplash behind the range. The refrigerator is the University standard 14 cubic foot unit selection. The dining area is separated from the kitchen by a drywall partition.

The second floor is laid out comfortably, although the second bedroom had to make an adjustment by the stair. Per interviews, this adjustment was a value engineering move to keep the façade as designed but reduce the square footage of the buildable area.

The bathrooms are equipped with a sink base with drawers, plastic laminate top with drop-in sink. The bathtub has newer fixtures with a new FRP surround, mirror and a towel bar. As recommended previously, if the FRP surround is replaced with a fiberglass surround, it should have fewer seams where water can penetrate.

Typical Unit #2: Three Bedroom-One and half Bath

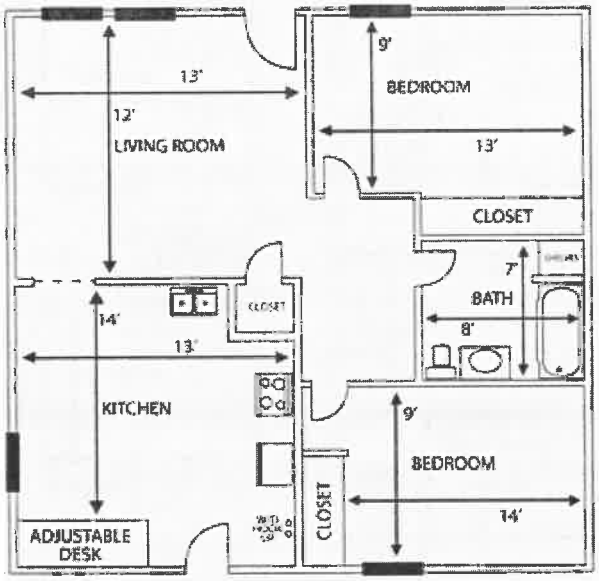


The second unit type has three-bedrooms with one and a half baths on two levels, approximately 1,100 square feet. The front entry opens into the living / dining area with the stairs beyond. The kitchen is on one side of the living room and a bedroom is on the other side, adjacent the entry. A half bath is in the hall between the living room and bedroom. The kitchen is large with an area for a desk and has a rear entrance. The washer and dryer connections are in the utility closet under the stairs. The second floor has two bedrooms and the only full bathroom.

This unit has the half bath on the ground floor but the guest or occupant of the ground floor is required to go upstairs for bathing. It may be desirable to reduce the closet in the ground floor bedroom just enough for a shower. The washer and dryer location makes good use of the area under the stairs but it opens up to the formal area of the unit. The washer and dryer location could move to the adjustable desk area. Using a stackable washer dryer may save enough space to retain a portion of this desk area.

The kitchen and second floor are similar to unit type #1.

Typical Unit #3: ADA Two Bedroom-One Bath

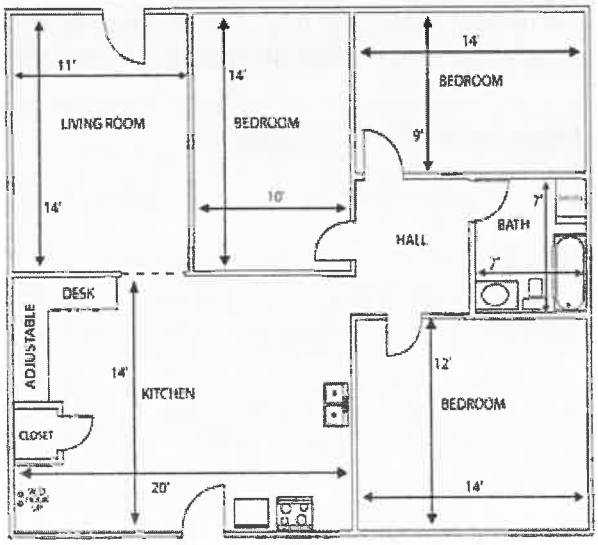


The third unit type has two-bedrooms with one-bath on one level. It has about 700 square feet and is ADA compliant. The front entry is into the living / dining area. The kitchen is beyond the living room and dining area. A full bath is in the hall between the two bedrooms. The kitchen is large with an area for a desk and large enough for a small table. The washer and dryer connections are in the kitchen near the rear entry.

This ADA compliant unit works very well and has a spacious feeling.

The kitchen and bathrooms are fully accessible. The bathtub surrounds are fiberglass.

Typical Unit #4: ADA Three Bedroom-One Bath



The fourth unit type has three bedrooms and one bathroom on one level. It has about 950 square feet and is ADA compliant. The front entry is into the smallest living / dining area

throughout the complex. The kitchen is across the living room and dining area. A full bath is in the hall between the three bedrooms. The kitchen is large with an area for a desk and spacious enough for a small table. The washer and dryer connections are in the kitchen near the rear entry.

This unit sacrifices a comfortable living room and there is no room for a separate dining area except within the kitchen. However, this is an ADA compliant unit where the kitchen and bathrooms are fully accessible.

Interior Amenity Spaces

There are no indoor amenity spaces in this complex.

Accessibility

The signage on the site does not appear to meet compliance with the ADA standard of raised graphics or braille.

River Village provides ADA-compliant units mixed throughout the complex with unit types three and four noted above. The FHA requires all units on the first floor to be accessible for residents in wheel chairs.

Life Safety / Security

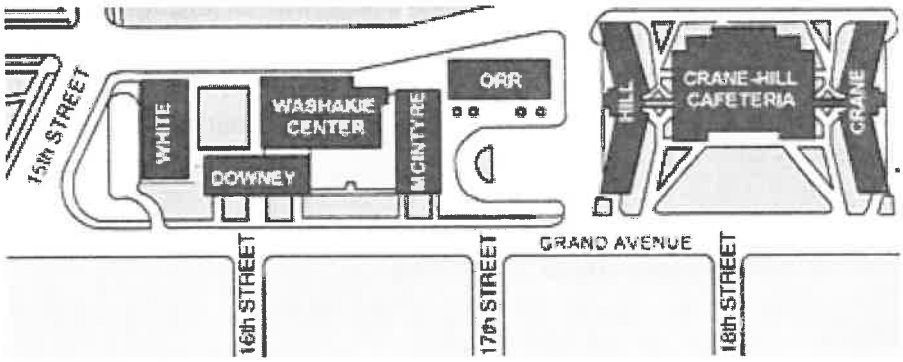
There is no fire sprinkler system in the buildings in this complex. They are provided with smoke detection, new CO detection and fire extinguishers. Limit stops on the windows inhibit objects from falling out of the second floor and inhibit forced entry on ground floor. Lighting is sufficient throughout the complex.

There appear to be no University security kiosks or direct communication links to a security service on this site or within the buildings.

Mechanical Systems

Each building works independently. The units are all heated using hydronic baseboard obtained from a hot water heater in the mechanical room attached to the end of each building. The equipment appears to be original and still in good condition. The units are not individually metered. There is no mechanical equipment in the units but each unit has local controls of the baseboard heat and an electric panel box with circuit breakers. Air conditioning is not provided.

University Residence Halls



I. Washakie Residence Halls Overview

There are four residence halls in this complex which were constructed between the years of 1965 to 1967. The four towers of the Washakie residence hall complex are Downey Hall, McIntyre Hall, White Hall and Orr Hall. The four halls are sited around the recently renovated Washakie Center and each of these halls is nearly identical to one another. These halls are undergoing a phased remodel program.

Dr. Clara Frances McIntyre Hall (1966) and Dr. Laura A. White Hall (1967):

These two halls are both twelve stories tall with full basements constructed with a concrete frame and clad with precast panels. Each building is served by three centrally located elevators and a tower stair at each end of the building. There are approximately 331 residence rooms

located from the second floor to the twelfth floor in each building. Two of these rooms on each floor are designated for resident staff (Resident Assistants), which are located behind the elevator core. The staff shares a bathroom. Typical residence rooms are located along the perimeter of the building with the interior core providing space for common bathrooms, bathing areas, storage, utilities and service areas. On the odd level floors there is a lounge across from the elevator lobby and a small study area by the tower stair. The ground floor provides a control desk, vending, lounge, the Hall Director's apartment and office, a guest room and various ancillary spaces. The basement houses the mechanical and electrical equipment, residence life storage, washers/dryers and the underground passage linking all four Washakie Halls and the Washakie Dining Center.

Dr. Harriet Knight Orr Hall (1966) and Dr. June E. Downey Hall (1965)

These two halls are both eight stories tall with full basements constructed with a concrete frame and clad with precast panels. Each building is served by two centrally located elevators along the core and a tower stair at each end of the building. There are approximately 210 residence rooms located from the second floor to the eighth floor for each building. Two of these rooms on each floor are designated for Resident Assistants and they share a bathroom. On the eighth floor there are two sun decks. The core, ground floor and basement are nearly identical to McIntyre and White Halls.

II. Crane - Hill Residence Halls Overview

There are two residence halls in this complex which were originally constructed in 1962. The two halls are sited adjacent to the Crane-Hill Dining Hall and are nearly identical to one another. Unlike the Washakie Residence Halls, these halls are not undergoing a phased remodel program.

Dr. Arthur Griswold Crane Hall (1962) and Dean John A. Hill Hall (1962)

These two halls are both six stories tall with full basements constructed with a concrete frame and clad with a glass and aluminum curtain wall system. Each building is served by two centrally located elevators along the core and a tower stair at each end of the building. Additionally, there are two open communicating stairs behind the elevator core. There are approximately 214 residence rooms located from the first floor to the sixth floor in each building. Two of these rooms on each floor are designated for the Resident Assistants. On the ground floor, there is a Hall Director's apartment. The building is a double-loaded corridor with a common bathroom area in the middle of each wing.

At the end of each wing, on the north and south ends of the building, there are study lounges. The ground floor provides an enclosed link to the Crane–Hill Dining Hall and common areas.

III. University Residence Halls - Details

The Site

The Washakie residence halls have a limited amount of site and landscaping. Both White and Downey Halls border a quadrangle of sod and concrete side walk. This quadrangle is bordered by bicycle storage lockers. There is additional bicycle parking provided next to the buildings using a pipe rail system. Planters are provided but not maintained along the north edge of Downey Hall.

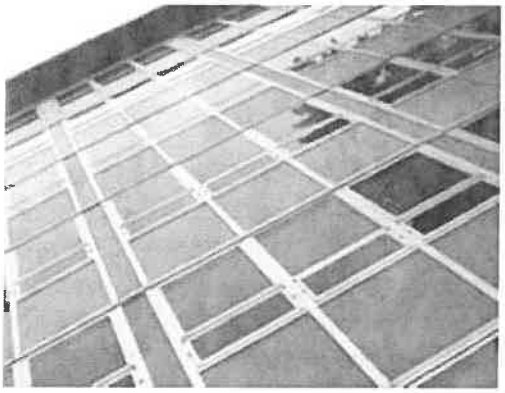
There is limited adjacent parking for the Washakie residents. A small parking lot to the west of White Hall and between Orr and McIntyre is provided. There is additional parking along King Row. The Crane-Hill residents are provided with a parking lot directly east of Crane Hall.

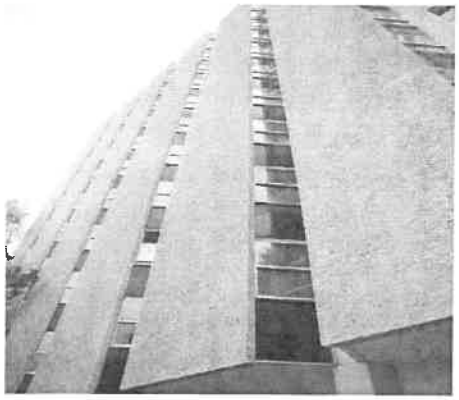
The residence halls have few vehicular access points from Grand Avenue. Grand Avenue is buffered from the residence halls by the use of landscape elements. Therefore, the front access is from the north on King Row. King Row also provides the service access to the dining facilities. The north side of the residence halls is a mix of traffic patterns for the University. It was observed during the site visit that service vehicles, student and visitor cars, pedestrians and those on bicycles are present at the same time.

The Building Envelope

The Washakie residence halls are nearly identical in their treatment of the exterior envelope. The cantilevered precast panels appear to be in good condition. The sealant joints at lines of construction and between different materials show minor deterioration. It is recommended that a detailed façade inspection be performed on these halls. A regular inspection will help identify existing and potential issues for the University to assess and address. The fenestration is made up of single pane operable windows and fixed panes. Some windows were cracked and it was noted that several could be opened a distance that exceeds four inches. During the interview process it was noted that one student attempted to crawl from one room to the next through the bay windows and risked a potentially fatal fall. It is recommended that the University provide and maintain a limit stop on all the operable windows. This limit stop would typically allow the windows to open to a maximum of three to four inches. Ideally, windows should be replaced with thermally broken frames and insulated glass.

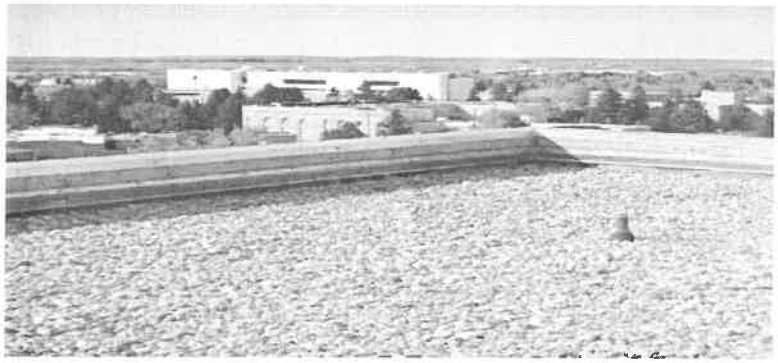
Similar recommendations are made for Crane and Hill residence halls. The east and west envelope is an aluminum and glass curtain wall system. Given the age of the system, a routine façade inspection program should be implemented. This system consists of single pane glazing. Again, a complete replacement of the system using thermally broken frames and insulated glass is recommended.





The façade inspection will help identify the condition of the mortar joints and masonry units which are installed on the north and south elevations of Crane and Hill halls.

The roofs are one of the items that are receiving attention at the Washakie residence halls. A recently installed roof (shown below) was observed. The roof is a ballasted single ply EPDM roof. No leaks were reported.



Washakie Residence Hall Improvements

During the interview process with the University of Wyoming's facilities personnel it was noted that the Washakie residence halls are undergoing a phased remodeling program. The purpose of this section is to note improvements already in place and proposed for these halls.

The list of improvements included:

Life Safety:

- New fire protection system throughout the building
- New smoke and CO detectors
- New exit signs

Improved Common Areas:

- New lighting, painting and carpet in corridors
- An enclosed lounge
- New elevator cabs
- Upgraded bathrooms
- An ADA compliant bathroom

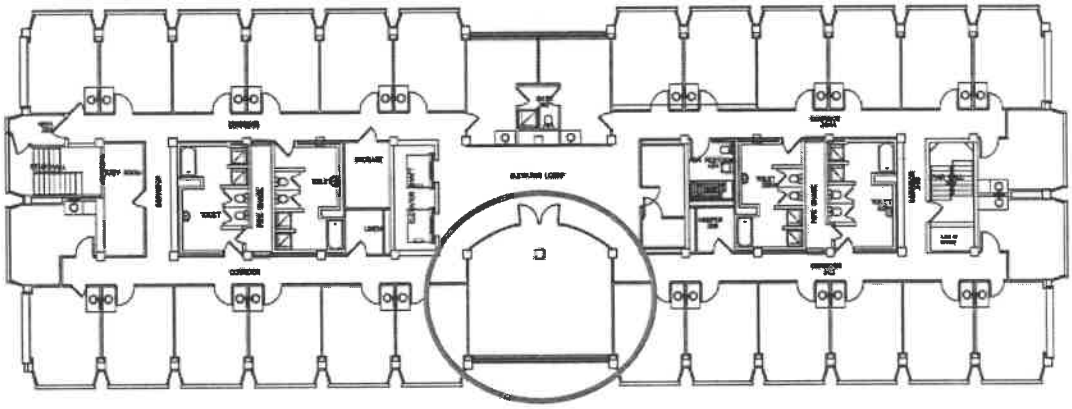
Improved Student Rooms:

- Additional electrical outlets
- New modular furniture
- Elimination of built-in desks along the exterior wall
- New lighting
- New doors and hardware
- An ADA accessible room
- New carpeting and painting

The corridors on the typical floors of the unimproved properties were dark. A large contributor to this effect was the length and the dark materials used along the corridor. The University demonstrated one idea of how they tried to solve this issue. The brick was painted white and all other elements were left untouched. This, however, did not seem to solve the issues. On the latest remodel, existing wall sconces were replaced and the ceilings and drywall walls were painted white. The effect was dramatic and significantly improved the appearance. The old single tube light fixture with wood valance did not provide as much light as the modern fixture.

Ceiling mounted light fixtures were provided in the elevator lobbies and lounges. It was observed that several of the lenses were missing or broken. Light fixtures that are not readily replaceable may cause a backlog for service staff. Care should also be taken to limit the amount of bulb types to enhance efficient maintenance.

This drawing illustrates typical current enclosing of floor lounges in the Washakie area:



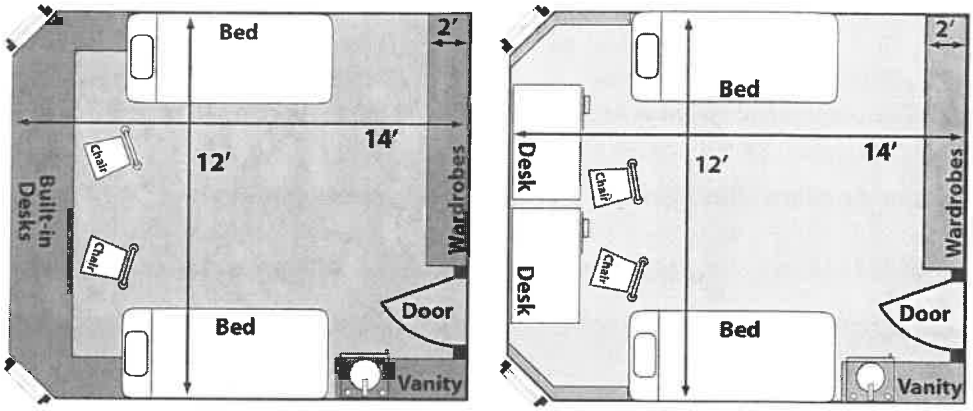
The doors to the lounge open on center with the column. In several cases this column was much larger than depicted in this drawing. In these cases there is limited circulation space around the larger column. An alternative could be to relocate the doors to allow entrance from the corridor side, similar to how one would enter the Resident Assistant rooms across the lobby.

Interaction with residents and staff during the site tour was helpful. This enclosed lounge was referred to as the "fish bowl" by both groups. Students expressed interest in a flat screen TV for the fish bowls. However; they understood this would not be a University priority. They expressed a belief that the University seeks to provide a quiet study space, but that currently, residents bring their laptops and other portable media devices to the lounge primarily to relax.

The physical concern of the enclosed lounge expressed by resident staff was that the new enclosure was not large enough for an all-floor meeting. They stated that neither the elevator lobby nor the enclosed lounge can accommodate all of the residents in one space. They

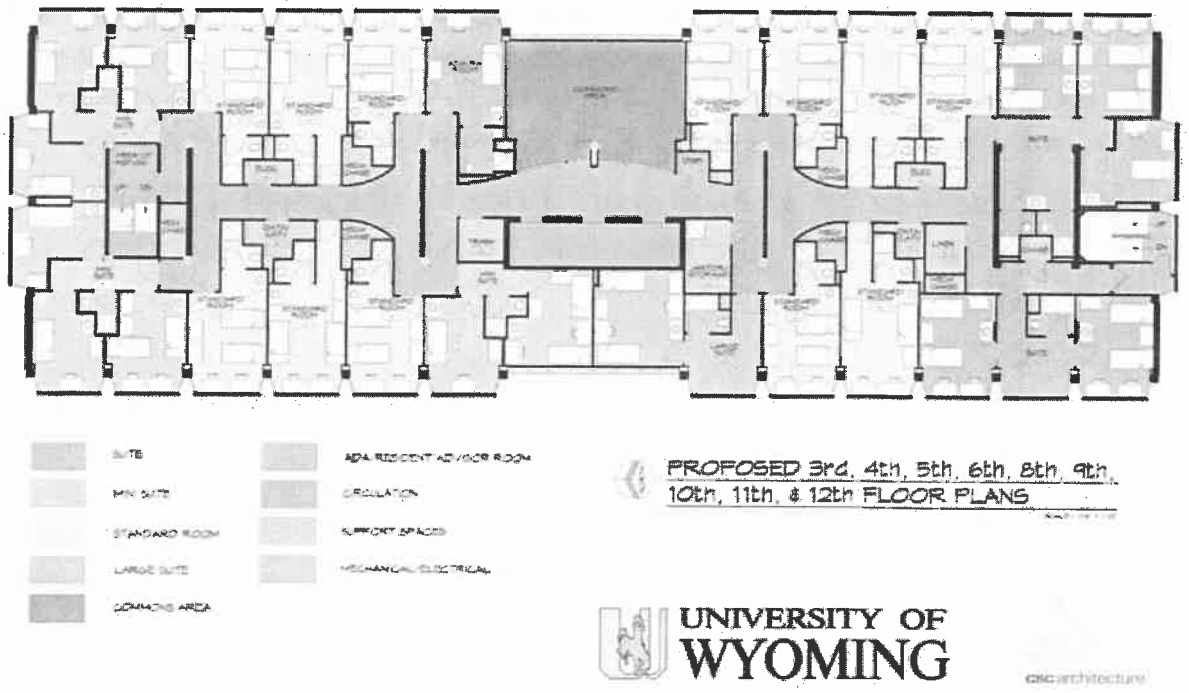
explained that their options include conducting the meeting in the lounge with the doors open to those in the elevator lobby or hold the meeting on the ground floor.

The partial renovation of rooms removed the built-in desks along the exterior wall in the typical units. With the new modular furniture, this has allowed for more variety of room layouts by residents. The spaces appeared larger and more functional.



Existing **Remodeled**

The proposed complete renovation of a typical floor is illustrated below.

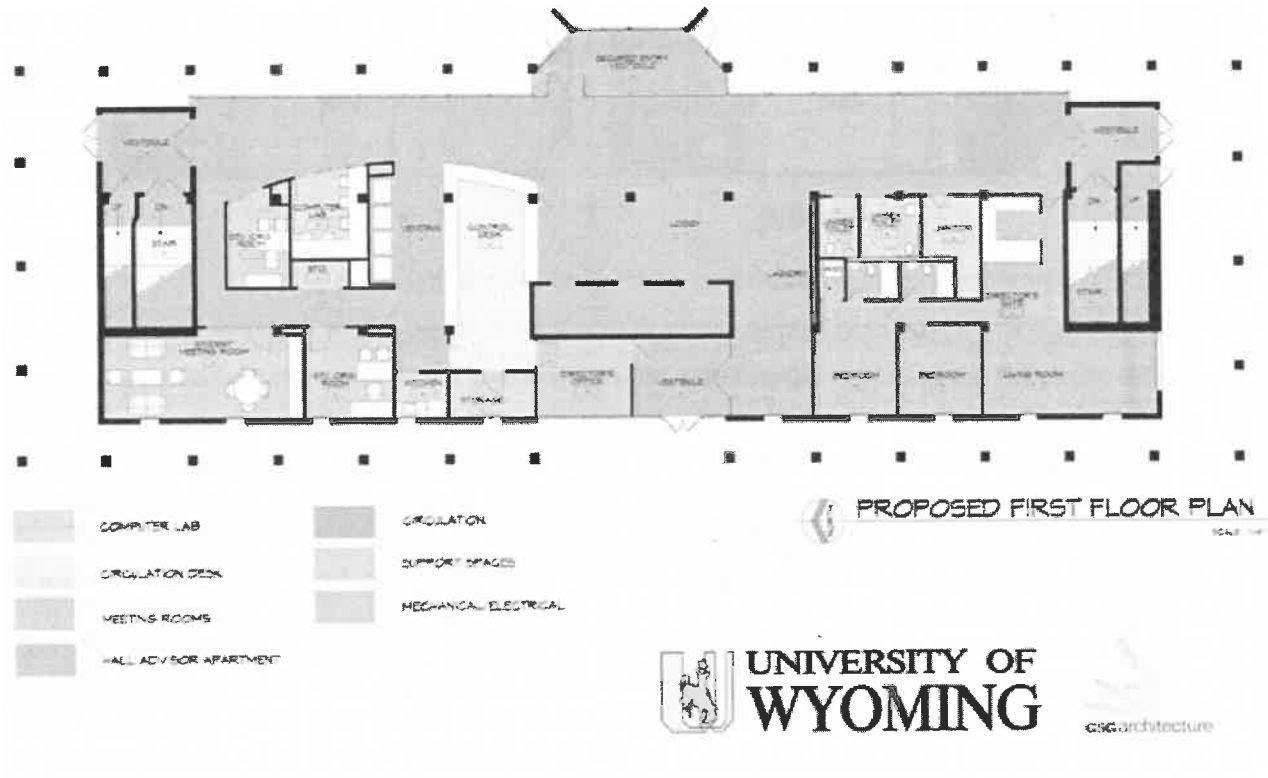


The new layout eliminates the common bathrooms and showers that are currently in the core of the floor and provides a much higher level of privacy regarding bathroom use, but this may be at the expense of lost single room opportunities; (only 6 bedrooms out of 26 per floor, excluding the R.A. room, is a single). The two main room types are a deluxe double with a private bath, basically a "hotel" type room with two beds for double occupancy (2:1 resident to bathroom

ratio), and a "suite" arrangement. The suites have mostly shared bedrooms but there are six private bedrooms. Notably, of the 45 revenue beds on the typical floor (excluding the R.A. room), 73% (33) will enjoy a maximum bathroom ratio of 2.5:1, an exceedingly attractive ratio for most first and second year students.

Most rooms seem to work nicely, but it appears the rooms may have lost some storage space by moving exchanging closets for individual wardrobes. Lastly, it is noted that the number of beds per floor is smaller. The original layout provided approximately 58 to 62 beds per floor, creating a particular challenge to fostering a sense of community due to the large number of students. The plan above shows 46 spaces per floor, a much more realistic number when striving to help residents connect with each other and the University.

The drawing below illustrates the remodel of the typical first floor:

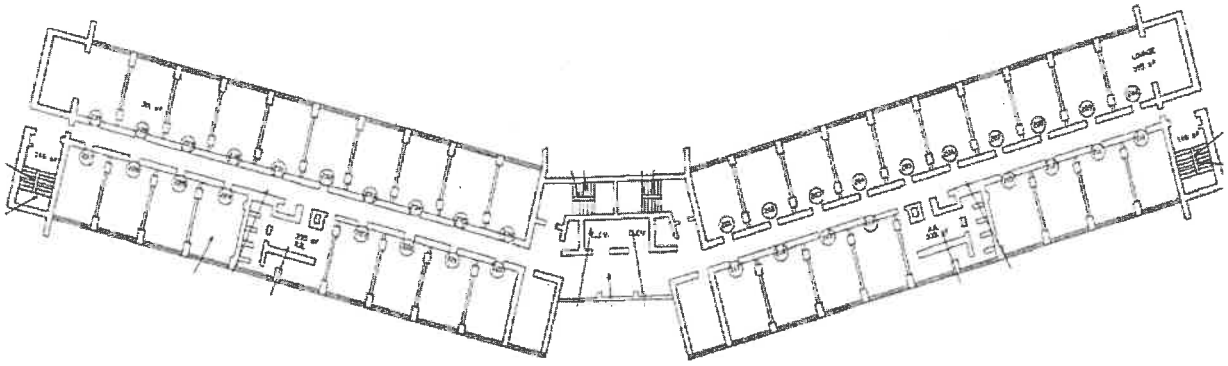


The first item that is striking is the amount of circulation (blue). It would be recommended to try to incorporate some of this into program or additional amenities for the residents.

It was observed that the existing control desks take up a disproportionate amount of space on the ground floor. The new plan appears to maintain the approximate amount of space for this function as current. If it is desirable for workers at the control desk to have sight lines to all the exits and entries into the building then it may be better to relocate the desk. Currently, the desk cannot see the entries at the upper right or left corners. If this desk area were smaller and relocated toward the top of the plan adjacent the Secured Entry, the sight line would be available to see all points of entry from one position. This move would allow for reprogramming the entire area to the left on the plan.

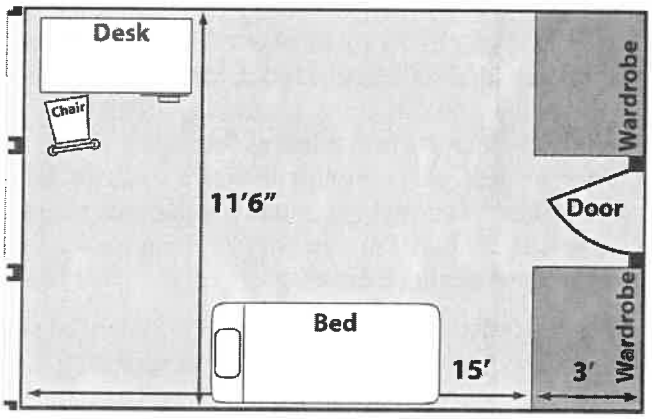
As noted above, the floors could use a large enough lounge to allow for a whole floor meeting, and now with 46 instead of up to 62 residents per floor, this is easier to achieve. A revision to the left side of the plan may allow for additional amenities such as TV lounge, game room or full kitchen for by building residents.

Crane and Hill halls



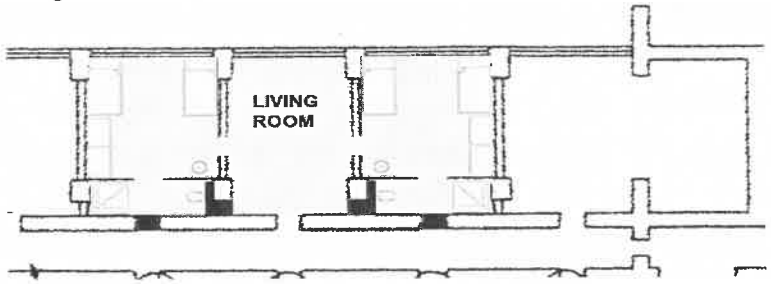
Crane and Hill halls are identical in layout. Facilities personnel did not relay any current plans to remodel or replace these buildings. The following items were observed:

- Most of the interior finishes (floors, base, painted walls, painted ceilings, etc.) are dated and need replacing.
- The existing floor tiles may contain asbestos, per interviews. A confirmation of this should be conducted through a testing facility and an abatement plan should be considered.
- The elevators and cabs require modernizing.
- The typical room size is shown below, but would typically include a second bed, desk and chair.



It was requested during the interview process that our team share ideas regarding future improvements of Crane and Hill halls, including the possibility of replacing the complex with new construction, if warranted. From the site visit, further review of the documentation provided to Scion, as well as factoring student preferences and financial modeling, several options for reconfiguration can be suggested, all of which would be less costly than replacement. All

involve creating accommodations for four residents in the space originally designed for six in semi-suite or suite configuration. The options revolve around variations of the following model:



Option 1. Entrance is through the middle room which becomes a relaxation/social space for a suite of four students. The bedrooms on either side would maintain same/similar furnishings as is current, but the middle room has current furniture and built-ins removed, perhaps replaced with two soft lounge chairs and a coffee table. On some campuses, Scion has toured rooms with this configuration where residents have rearranged the furniture so that all four beds (bunked) are in one room and all four desks in another. This results in one room utilized for sleeping, one for quiet studying, and the middle room as a social space.

The least expensive alternative for this option would maintain the current community bathrooms down the hall with renovation that would ideally create more privacy within each bathroom achieved by enlarging the space. Additional space could be captured either by utilizing current student rooms on one side or the other, or by a bump-out in the building at the bathroom location from grade to the top floor. Alternatively, the current bathrooms could be converted into revenue generating student rooms, and bathrooms could be created for each room as indicated in the above drawing. However, in addition to the probable higher capital cost due to all the added plumbing throughout the building, the 2:1 bathoom ratio exceeds the needs for most first year students, and for returning students, this layout does not provide for the private bedrooms sought by so many students.

Option 2. Similar to the above drawing, entrance into a semi-suite would still be through the center room. However, instead of a living room, about 2/3 of that space is utilized for a single, compartmentalized bathroom with a stall for the toilet, a separate and private drying/changing area for a shower, and two sinks with cabinet space for four. This allows for simultaneous use of the bathroom facilities by more than one suitemate at a time and should still allow space at or near the entrance for a storage area, coat closet(s) or even a small kitchennette (no oven) if desirable. This also means that the current community bathrooms would be converted to student rooms, and this plan reduces the required number of plumbing stacks, toilets and showers by half from what would be required in the above drawing.

This second option is an attractive and practical option if intended to appeal to a high percentage of first year students and provides them with an appealing 4:1 bathroom ratio. This would be significantly more attractive to most than the current community bathroom design. This plan will also appeal to some sophomores, especially if one of the bedrooms were re-configured as a single (creating a 3:1 bathroom ratio). Due to the extra capacity gained through conversion of the current bathrooms to student rooms, total reduction of capacity in the building is estimated to be approximately 25%.

Accessibility – ADA and FHA Compliance

Please refer to page eight of this report for a brief overview of requirements. From site observations of the newly remodeled residence halls and a review of possible floor plans for future renovations, the design appears to be compliant.

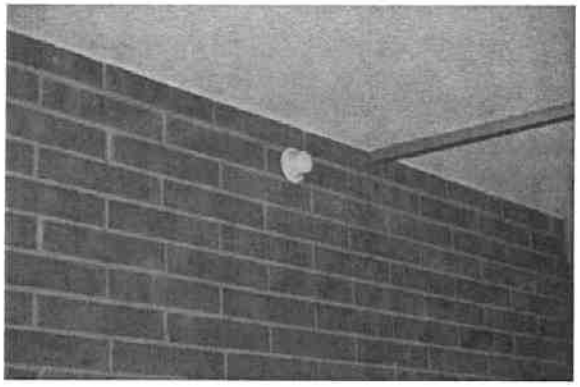
Life Safety / Security

From the site observations of the recently remodeled residence halls it appears that newly remolded and the future improvements have significantly enhanced life safety features.

The improvements in this area include the following new items:

- Fire protection system throughout the building
- Fire pump
- Fire command center
- Smoke and CO detectors
- Exit signs

Security improvements appear to be limited to new hardware only. The open stairs in Crain and Hill halls are a potential hazard; railings do not appear to meet code.



Mechanical Systems

Each building is independently tied into the campus power plant. Steam is supplied by the central power plant where the heat exchangers in the basements provide hot water. The units and common areas are all heated using a hydronic system using this hot water obtained from the basement. The equipment appears to be in good shape. There is no mechanical equipment in the units. The students did mention that the heating of the building can be excessive in certain units. These units tend to keep their windows open throughout the year. There is no air conditioning.

Section 4: Overview of the Off-Campus Market

University of Wyoming students have a number of rental housing options from which to choose near the campus. Still, few of these options would be considered direct competitors with a new, institutional quality student apartment complex contemplated by the University in terms of size and amenities. Moreover, only one apartment complex is rented by the bed. However, in terms of location, single students prefer to live near the west end of campus and are often willing to trade desired amenities for preferred location.

Scion gathered data on off-campus housing options available to University of Wyoming students through property tours, phone interviews with local property managers, local newspaper listings, online research and information provided by University students and staff.

Local Newspaper Listings

The University of Wyoming provides a list of local rental agencies on its website[1] as well as recommending the use of the local newspaper, the *Laramie Boomerang.*[2] The online classified advertisements in the *Laramie Boomerang* divide rental properties into the following categories: furnished apartments, unfurnished apartments, furnished houses, unfurnished houses.

Properties typically rent by the unit rather than by the bed. The rental rates below have been calculated per resident, assuming one person lives in each bedroom, by dividing the total rent by the number of bedrooms. Although gas and water are typically included in the advertised rent, residents are separately billed for electricity and (if applicable) cable television and Internet services. There are a few exceptions where certain utilities, amenities and furniture are included. To compare apples to apples, for properties where some or all of those items are not included in the rent (the most common arrangement) the rates below have been increased to account for the cost of electricity, cable television, Internet and furniture. For example, the rate for a one-bedroom apartment listed under the category "Unfurnished Apartments" has been increased above the advertised rate by $75 per month to account for utilities and furniture. With adjustments, average rental rates for these properties are indicated on the following chart:

[1] http://www.uwyo.edu/smtcsupport/docs/Housing.pdf
[2] www.laramieboomerang.com

Rental Units listed in the *Laramie Boomerang*

Unit Type	Average Adjusted Monthly Rate Per Person	Range
Unfurnished Apartments		
Studio and 1 Bedrooms	$ 641	$ 540 - $ 765
2 Bedrooms	$ 437	$ 333 - $ 515
3 Bedrooms	$ 383	$ 350 - $ 417
4+ Bedrooms	$ 320	$ 320
Furnished Apartments		
1 Bedroom	$ 518	$ 465 - $ 590
2 Bedrooms	$ 359	$ 330 - $ 388
Unfurnished Houses		
Studio and 1 Bedrooms	$ 740	$ 690 - $ 790
2 Bedrooms	$ 527	$ 473 - $ 585
3 Bedrooms	$ 410	$ 350 - $ 467
4+ Bedrooms	$ 339	$ 314 - $ 364

Although a furnished, two-bedroom house was advertised for $500 per month (including satellite television but not electricity), this category is not included above because the listing seems to be an anomaly; there is only one property of its type advertised.

Many of the rentals tout being near campus and a number of them include parking. Some of the properties prohibit smoking and parties and the pet policy varies across the properties. In some cases the advertisement specifies a year-long lease, while others are hoping to rent through the end of the current school year.

Local Landlords

Publicly available internet search engines such as rent.com and move.com, are generally unhelpful in searching for rental properties in Laramie, WY. A search on numerous sites typically returned one property, as discussed below.[3] However, as noted above, the University provides a list of landlords and rental agencies. Four of these agencies offer websites[4] with limited information about their rental properties. In general, specific information about rental units must be obtained via telephone or a personal site visit.

[3] http://campushabitat.com/

[4] http://www.laramieapartments.com/ ; http://www.laramie-rentals.com/ ; http://www.RE1Laramie.com ; http://www.laramiehomes.com/

Off-campus rental properties in Laramie generally require a 12-month lease. However, many leases end on a specific date near the end of the school term, such as July 31, regardless of when the lease begins. If a resident who had a shorter lease renews on July 31, a 12-month lease is put in place. These off-campus properties also require leases on a per-apartment basis, as opposed to per bed (per student). Advertised rates typically do not include electricity or Internet, although a few do. Apartments are usually unfurnished, although not exclusively.

In keeping with comments made by focus group participants, there do seem to be a number of rental properties available very close to campus. The properties reported by the local rental agencies are on average 1.1 miles from the Washakie Center, with a range of 0.3 to 2.9 miles. The student union or the library may be a more apt campus destination point. The union and library are approximately 0.1 miles from Washakie Center. This change would make off-campus properties on average between 1.0 and 1.2 miles from the student union and library, with a range of 0.2 to 3.0 miles. These seem mostly to be small, low-rise apartment buildings with between two and six units and small single-family homes.

The most common unit type available appears to be two-bedroom, one-bathroom apartment rentals. Although the local newspaper advertises a handful of four-bedroom apartments, only one of the local rental properties, Campus Habitat (formerly University Lodge), reports having four-bedroom apartments that are actually available as of the time of this market review.

While gas and water are typically included in the advertised rent, residents are separately billed for electricity and (if applicable) telephone, cable television and Internet services. There are a few exceptions where certain utilities, amenities and furniture are included. For properties where some or all of those items are not included in the rent (the most common arrangement) the rates below have been increased to account for the cost of electricity, cable television, Internet and furniture. Per person rates were calculated by dividing the total rent including utilities and furniture by the number of bedrooms in the unit. This assumes one person resides in each bedroom. Adjusted rental rates for these units are shown in the following table:

Rental Units Described by Local Landlords

Unit Type	Average Adjusted Monthly Rate Per Person	Range
Studio and 1 Bedrooms	$ 604	$ 442 - $ 765
2 Bedrooms	$ 419	$ 348 - $ 523
3 Bedrooms	$ 321	$ 350 - $ 417

Competing Properties

In order to develop a view of properties that have the potential to compete with on-campus housing by offering students a viable alternative to the Residence Halls or University Apartments, Scion completed a driving tour of the neighborhood surrounding campus and focused on properties that seemed to be aimed toward students.

Scion toured apartments at Campus Habitat (formerly University Lodge) which appears to be the most comparable property to any new, on-campus, apartment-style housing aimed at single students.

Scion also toured Shilo Park Apartments and visited numerous other apartment complexes, including Cowboy Village Apartments and University Heights. At some properties, apartments were not viewed due to the lack of availability of either a unit or a property manager.

These properties appear to be of variable quality and are maintained to varying degrees. Most seem to offer some parking. Rental rates on the following pages are presented in two ways, as advertised and adjusted to include utilities and furniture, then calculated to arrive at a per person price. However, rates have not been adjusted to account for amenities that are typically included in university-owned or affiliated student housing and have some value for most students. These features might include:

- Shared academic and social spaces
- Absence of security deposits and application fees
- Option for an academic-year lease term
- Monitored and hard-wired life safety functions
- Guidance and support offered by live-in staff

Campus Habitat
2024 Binford Street
Laramie, WY 82072

Campus Habitat (at Binford Street and N 22nd Street) is located 1.3 miles from Washakie. According to a representative at the property, there currently is not a shuttle serving Campus Habitat, however one may be offered in the future.

Campus Habitat offers features such as community space and by-the-bed leases, which include utilities and furniture in the monthly rent. These types of amenities typically appeal to single students. The staff reports planning events for residents, but it is unclear the degree to which the staff is engaged in residents' lives and well-being beyond that of a standard landlord – tenant relationship. The apartments at Campus Habitat are all four-bedroom, two-bathroom units in three-story buildings accessed by interior stairs. Amenities such as fitness equipment and barbeque grills are available.

Distance from Washakie	1.3 miles
Rent includes . . .	Internet, Cable Television, Electric, Heat, Water, Trash, Furniture
4 bedroom / 2 bathroom	$370 per month per person
"Adjusted"	$370 per month per person
Unit amenities	12-month leases Dishwasher Free Cable Furniture included Washer/dryer in-unit 60" Plasma-screen Televisions
Building amenities	Sand Volleyball & Basketball Courts Barbeque Grills & Picnic Tables Free Tanning Bed Computer Center Bike Racks Club House Fitness Area Parking spaces around complex Pool/Hot Tubs with Sundeck & Stereo System

Shilo Park Apartments
3314 Joanna Brunner Dr # D11
Laramie, WY 82072

Shilo Park is located near the Spanish Walk apartments (at the intersection of Joanna Brunner Drive and McCollum Street) approximately 1.2 miles from the Washakie Center; it appears that students living in Shilo Park could cross the street in order to catch the campus shuttle from the stop at Spanish Walk.

Shilo Park Apartments are two-bedroom, one-bathroom apartments in two-story buildings. Apartments on the second level are reached by exterior stairs. Apartments are unfurnished and rented by-the-unit rather than by-the-bed which makes them more suitable for couples or small families rather than traditional-aged, single students.

Distance from Washakie	1.2 miles
Rent includes . . .	Cable Television, Electric, Water, Trash
2 bedroom / 1 bathroom	$600 per month per unit
"Adjusted"	$368 per month per person
Unit amenities	12-month leases Some utilities included Cable television service included
Building amenities	On-site coin laundry Nearby bus routes

Cowboy Village Apartments
1624 Palmer Drive
Laramie, WY 82070

Cowboy Village is located approximately 0.9 miles south of the Washakie Center.

Only two-bedroom, one-bathroom apartments are available. The complex is comprised of three-story buildings. Apartments are unfurnished and rent by-the-unit rather than by-the-bed. A security deposit equaling one-month's rent is also required.

Distance from Washakie	0.9 miles
Rent includes . . .	Electric, Heat, Water, Trash
2 bedroom / 1 bathroom	$695 per month per unit
"Adjusted"	$470 per month per person
Unit amenities	12 month lease
Building amenities	No pets On-site coin laundry

University Heights
1622 South 17th Street
Laramie, WY 82072

University Heights is located approximately 0.9 miles south of the Washakie Center.

Two-bedroom, one-bathroom and one-bedroom, one-bathroom units are available. The complex is comprised of three-story buildings. Apartments are unfurnished and rent by-the-unit rather than by-the-bed.

Distance from Washakie	0.9 miles
Rent includes . . .	Electric, Heat, Water, Trash
1 bedroom / 1 bathroom	$328 – $400 per month per unit
"Adjusted"	$519 per month per person
2 bedroom / 1 bathroom	$416 – $494 per month per unit
"Adjusted"	$315 per month per person
Unit amenities	12 month lease
Building amenities	No pets On-site coin laundry

Off-Campus Focus Group Feedback

Scion conducted a focus group of full-time, single, upper-division and graduate students living in off-campus rental properties. The focus group consisted of six students, most of whom also had experienced living in on-campus units. At the time of the focus group, all participants were living in two- or three-bedroom apartments in small apartment buildings, typically with one occupant per bedroom. Half of the participants reported living in Laramie Plains.

Almost all participants indicated a preference to live in a private bedroom in no larger than a three bedroom apartment. However, most said they were willing to share a bathroom with up to three other people. Although the majority of students mentioned enjoying the social aspect of the residence halls while they were living there, reasons for moving off-campus included:

- Being able to opt out of the meal plan
- Increased privacy, freedom and independence
- The perception that living off-campus is less expensive and closer to the academic core than living on-campus

Additionally, one of the focus group participants explained that she had recently moved out of her on-campus apartment in Summit View due to its bug infestation and her new, off-campus apartment is "better" located on Flint Street between 5th Street and 6th Street "between campus and the food store". Other focus group participants indicated living on Harney Street between 9th and 10th Streets, on 19th Street, 7th Street and Clark Street; outside of 19th Street, these locations are perceived by students to be closer to the academic core than the residence halls or university apartments. These students typically walk or bike to class.

The majority of students in this focus group mentioned that they are separately billed for cable, Internet and electricity. While they acknowledged that they dislike having to collect money from housemates and paying a single bill each month would be easier, they also believe that in any rental housing situation cable television and landline telephone should be optional services and therefore charged separately. These students also indicated that having reliable and secure Internet is critical to their success at school and therefore they care less about how they are charged for this service than that this service is guaranteed to be fast, reliable and secure.

These students did note some negative issues with their off-campus apartments. Some issues include: lack of control over the heat, unusual architecture, age of the buildings and facilities, lack of cleanliness and limited or no laundry facilities. A few students also mentioned that they miss living closer to the dining hall.

Section 5: Summary of Student Focus Group Sessions

Scion conducted five focus groups with more than 30 students over the course of two days. Each session lasted approximately one hour. No members of the University of Wyoming staff were present at the October 14th focus groups except to introduce the moderators and manage the incentive raffle. During the October 15th focus groups, Roger Baalman, Director of Facilities Planning / University Architect, and Robert Sena, Campus Planning & Design Consultant, were present. The focus groups were conducted as follows:

Date	Group Description	Number of Participants
October 14, 2008	First-time, full-time freshmen students living in university residence halls	4
October 14, 2008	Graduate and undergraduate students with families living in university apartments	14
October 14, 2008	Upper-division undergraduate and graduate, full-time, single students living in university apartments	8
October 15, 2008	Student leaders	6
October 15, 2008	Upper-division undergraduate and graduate, full-time, single students living in off-campus rental properties	6

The focus groups were well attended and most students were eager to participate. In general, a broad range of demographics was represented, including upper- and lower-division students, those living on and off-campus, a member of the Residence Hall Association and Resident Assistants. In addition to collecting some basic demographic data such as enrollment status, participants were asked open-ended questions intended to facilitate discussion.

Feedback from the student groups was very informative and several themes emerged from Scion's analysis of student comments. These themes are summarized below.

- Ongoing issues in the University's apartment complexes have lowered their value for residents. Although most of the students are able to afford the cost of the apartments, they do not seem to feel that they are getting a good value for their money, particularly given the age of the units. Residents do recognize that improvements have been made to the apartments, such as the new windows in Landmark, and that maintenance is generally responsive, helpful and prompt with repairs, but they also mentioned that the apartments seem to have an ongoing need for attention from the maintenance staff. Issues which seem to be negatively impacting students' perception of value include:
    - The lack of ventilation and fans in kitchens and bathrooms in Summit View and Landmark cause problems when cooking and promotes mold growth
    - Ant infestations, an issue of particular concern to residents with children, occur throughout the apartments to some degree but seem most concentrated and problematic in Summit View
    - The lack of care for the exterior of the apartments, including the patched walls at Summit View, and the uneven care given to the limited landscaping

- Water leaking into the apartments from both rain and watering the landscaping at Summit View
- The use of industrial carpeting without padding
- The lack of amenities such as shelves and a showerhead in the bathrooms
- Noise travels easily between apartments
- The heating equipment is noisy
- The lack of a play area for children at Summit View
- The only access to the second bedroom is through the first bedroom in Summit View
- Inability to control the temperature in the units
- Entering River Village apartment units through the kitchen
- Lack of cabinets in the kitchen
- The carpets and furniture are dirty

Despite these issues, the apartment residents did highlight certain positive features such as: adequate storage space in Summit View and Spanish Walk; in-unit washer-dryer hook-ups (notably, some students expressed frustration with the hook-ups in Landmark because standard machines do not fit in the space provided); the accessibility of the campus shuttle; the courtyard arrangement of Landmark which provides a place for children to play safely; and prompt snow removal. Additionally, most graduate students who live in the apartments prefer to furnish their own units. In general, students seem more content living at Landmark and River Village than at Summit View. Fewer comments (positive or negative) were made about Spanish Walk; however there were fewer Spanish Walk residents in the focus groups.

- University apartment residents have a highly variable level of cost sensitivity. Some students report satisfaction with the cost of the apartments and a few even suggest they would pay more if facilities and amenities were of higher quality. However, most of the apartment residents do not seem to feel the quality of the apartment they are living in is worth what they are currently paying. Although a few students indicated they would be willing to pay more for high quality units, others believe on-campus apartments should be available below market rate. In general, less than half of single student focus group participants who currently live in the University apartments reported a willingness to pay more to live alone.

- There is interest among University apartment residents for in an improved community center. Although Summit View currently has a community center housed in one of the units that is no longer in use, focus group participants in the apartment communities expressed an interest in having a place where they could gather. Suggested uses for this community space include: study space; limited retail such as a coffee shop; indoor play space for children (the need for this is driven by the lack of available, nearby daycare and the sense that Half Acre Gymnasium is not family friendly). Single students who reside in the University apartments suggested that a fitness facility closer to the apartments would be desirable. In general, apartment residents would like increased opportunities to get to know their neighbors.

- University apartment residents would like more information about available housing options before arriving on campus. Focus group participants felt that the information available online about the apartment complexes was misleading or incomplete and reported long waits until their ability to rent an apartment was confirmed. In addition, one focus group participant

suggested that it would be helpful to have an assigned roommate's contact information in advance of move in.

- Resident students believe the cost of Internet should be included in the cost of living on-campus. Most participants agreed that having reliable and fast Internet access was non-negotiable if living on-campus. Residents of the University apartments also indicated their preference of having cable television included in their rent. Students living in Summit View who pay extra for internet access expressed dissatisfaction with both the speed of their service and with paying an additional fee. Students living in the residence halls felt that cable television and a landline telephone should be available as options, but do not necessarily need to be included. Many students also expressed a desire for wireless Internet, although benefits to hard wired Internet (such as security) were noted.
- Parking is an issue for students living in both the residence halls and the University apartments. Although students in the apartments appreciate having parking available and generally said it was easy to park by their residence, some students report problems finding parking at Summit View where there are no assigned spaces. Most family students living in the apartments use their cars as infrequently as possible to avoid the difficulty of parking near the academic buildings. Many single students in the apartments report using their cars every day, but most do not have a permit to park on-campus. These single students expressed their frustration that there is only one parking spot given to each apartment rather one spot to each resident. Many of the students living in the residence halls report paying for an on-campus permit. Students living off-campus explained that parking had been an issue when they were living on-campus and appreciate that parking is now included in their rent. Many of the off-campus residents also mentioned that they live closer to their academic classes now than when they lived in the residence halls, enabling them to walk or bike to class more easily.
- Although students feel that Laramie is in general a safe community, the lack of lighting and the ongoing construction diminish this sense of safety, particularly at night. Students only reported feeling unsafe when walking around at night. In particular, the walk from the residence halls to the student union was noted as uncomfortable after dark. Students in the residence halls feel safe in the buildings but reported seeing people unaffiliated with the university "lurking" around during the weekends. Although the student leaders echoed some of the safety concerns of their peers, they also praised the availability of safe rides, the call boxes on campus and the security measures required to enter the residence halls. University apartment residents felt that the buildings themselves were structurally unsafe, particularly in inclement weather. Students living in both the University apartments and residence halls expressed concern with the recent acts of vandalism to cars.
- Preferred unit types vary among different student demographics. Some examples of these include:
    - Students with families prefer to live with other families, citing a quieter environment and more social opportunities for themselves and their children. A similar yet weaker preference was noted among single students; generally single students prefer to live with other single students.
    - Students with families report satisfaction with nearby retail options, while single students want increased choices.
    - Students with families overwhelmingly reported a preference for three-bedroom, two-bathroom apartment units.

- Students generally prefer a nine-month lease with all utilities included, but some students did mention the need for a twelve-month lease option, as many of them remain on campus over the summer.

- All participants in the first-year, full-time focus group do not plan to live on-campus next year. The majority of these students plan to seek off-campus rental housing. A couple of these students indicated they may purchase a unit and rent rooms to friends. Reasons to move off-campus include: access to a kitchen, inflexibility of the required meal plan, sharing a bathroom with fewer people, having a living-room and perceived affordability. In addition, first-year students reported issues with elevator operation in all of the residence halls. Many students also perceive Downey Hall to be dark and "creepy." Students also commented on their preference for moveable furniture over fixed furniture. When questioned as to whether they would consider living in the University apartments, these students indicated that they perceive the apartments to be of poor quality and too far away from the academic core.
- Features in the existing residence halls that current residents appreciate include:
  - Proximity to campus
  - Utilities included in the rent
  - Being on a meal plan and not having to grocery shop or cook
  - Sense of community, the general environment and the distinct personality of each residence hall
  - The many opportunities for socializing and meeting new people
  - The support system of the Resident Assistants
- Features in the existing residence halls that current residents would like to see changed or improved include:
  - An improved computer lab, particularly one with printers and access to school software
  - Public study space with improved lighting and comfortable furniture, although some students noted this is not necessary if units have living rooms
  - Public space for socializing such as a game room
  - Increased laundry facilities
  - Improved lighting in White and Downey
- Features that students would like to see in new (or renovated) residence halls include:
  - Retail such as a coffee shop, small grocery store, a copy shop or vending machines
  - Location closer to the west versus east end of campus
  - The option for 12-month or 9-month leases
  - Ability to individually control the temperature in each unit
  - Kitchens (although some of the students felt that the presence of nearby dining make kitchens unnecessary)
  - Living rooms
  - Suite-style residence halls
  - Private or semi-private bathrooms
  - Small classrooms

- More parking
- Small workout facility in each building
- Outdoor space for relaxing or socializing

Students living in off-campus apartments generally agreed with these comments, although a computer lab was less important and laundry facilities were more important to them. In contrast to students in the residence halls, student living in off-campus apartments were not as interested in a furnished unit or felt that a furnished unit should be optional. All but two of the students living off-campus mentioned that they would be willing to live on-campus if their needs were met; those that would not be willing to live on-campus felt prohibited by the cost.

Section 6: Housing Offerings at Peer Institutions

Scion has studied housing offerings at the following institutions identified in by the University of Wyoming as being competitors for student recruitment. Among this group, UW ranks fourth out of six (4/6) on total enrollment, 6/6 on undergraduate enrollment, 6/6 in housing capacity, 5/6 in housing capacity as a percentage of undergraduate enrollment and 5/6 in total number of family apartments.

University	Total Enrollment [5]	Undergraduate Enrollment [5]	Housing Capacity [6]	Capacity % [7]	Family Apartments [6]
Colorado State University	27,569	21,671	6,520	30.1%	2,000
University of Northern Colorado	12,702	10,416	3,030	29.1%	58
Montana State University	11,932	10,491	3,950	37.7%	550
Utah State University	14,893	13,179	3,599	27.3%	450
Washington State University	24,396	20,282	6,296	31.0%	881
University of Wyoming	**12,875**	**9,492**	**2,629**	**27.7%**	**129**

Colorado State University

There are 13 residence halls on the Colorado State University campus with capacity for more than 5,000 students. All residence halls are either traditional-style or configured as semi-suites. Traditional residence halls offer double or single rooms with a community bathroom down the hall. Semi-suite residence halls offer double or single rooms with a shared bathroom in between two rooms. There are numerous Residential Learning Communities at CSU and they are divided into three categories: curricular, academic and themed.

A new residence hall is scheduled to open in the fall of 2009. The Academic Village, CSU's newest residence hall community, features a Commons with the Ram's Horn Dining Center, the Engineering Residential Learning Community, the Honors Residential Learning Community and a General Assignment Residence Hall that is scheduled to open in the fall of 2009. The Academic

[5] As reported by the US Department of Education for Fall 2007
[6] As reported by the Association of College and University Housing Officers - International as of Fall 2008, however the definition of family apartments is not clearly defined by ACUHO-I and therefore open to interpretation by each College or University who provides the Association with the data
[7] Housing capacity as a percentage of undergraduate enrollment

Village is located on the site of the former Ellis Hall on the South side of campus, close to academic classrooms and the intramural fields. The Engineering Learning Community offers 113 double rooms and 25 single rooms, all with private bathrooms. The Honors Learning Community offers 80 double rooms with private bathrooms. The General Assignments Residence Hall will include 91 double rooms, all with private bathrooms, reserved for first-year students, and six four-person suites with two shared bathrooms, reserved for returning upper-class students. The Academic Village includes a classroom, design studios, a faculty residence on-site, air conditioning in each room and wireless high-speed Internet. Dining options at the Academic Village Commons include a Mongolian Grill, Sizzling Salads, Tex Mex, Stone Hearth Pizza, Wraps & Deli Sandwiches, Carving Station, Express, Espresso Bar and Sports Grill. The Commons features outdoor seating as well as seating in the Sports Grill and the Ram's Horn. The Commons building also features a mini convenience store, central mailboxes and sunken lounges. A rendering of the new Academic Village is below.

University Apartments are available for all CSU students, faculty and staff. One- and two-bedroom apartments are rented by-the-bed for single students and two- and three-bedroom apartments are rented by-the-apartment for students with families. Apartments are either furnished or unfurnished. Rent includes all utilities, high-speed Internet, basic cable and local telephone. Academic-year and short-term leases are available.

University of Northern Colorado

More than 3,000 students currently live in the University's 16 residence halls, University Owned Houses and University Apartments. Eight of the residence halls house fewer than 60 students each in traditional double rooms or one- to six-person suites with a private bathroom in each suite. Seven of the residence halls house between 100 and 600 students in traditional double rooms, two-bedroom quad-occupancy suites and a small number of single and triple rooms. The remaining residence hall (Lawrence), the University Owned Houses and University Apartments are for upper division students or students over 20 years old. These are all apartment-style units which include a kitchen and private bathroom. Lawrence residence hall consists of two-bedroom quad-occupancy apartments. University Apartments are all two-bedroom, double-occupancy apartments and University Houses range from five to twelve students. All freshmen under 20 years of age must live on campus and purchase a full meal plan.

A new project is under way which will open in two phases. The first phase which opened in the fall of 2008 consists of five stories and accommodates 348 residents. The second phase, opening in the fall of 2009, will be six stories and accommodate 373 residents. The second phase will replace the current McCowen Hall, built in 1963. Most rooms will be in two-bedroom quad-occupancy suites. However, three-bedroom suites and single studios with private bathrooms are also an option.

The first phase was a $58 million bond-funded complex and includes 162 four-person suites with single and double bedrooms, a common shared living room, nine-foot ceilings, a common bathroom with separate shower and toilet rooms, individual closets and movable furniture. Each suite has air-conditioning, high-speed Internet and a cable TV hook-up. The suites are approximately 740 square-feet. The project also offers an option of 69 single rooms with private bathrooms. The building includes 40 study areas, a multimedia seminar and meeting rooms. Other amenities include a 24-hour staffed reception desk, two main lounges, game rooms, music practice rooms, kitchens, vending and conference rooms with multi media equipment.

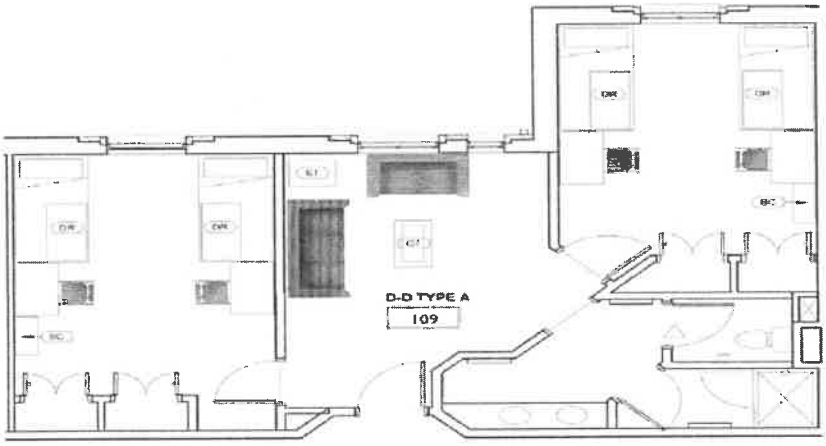
Each wing of the building houses between 25 to 40 students, includes its own floor lounge, kitchen, laundry room, vending, recycling alcove and study lounge. The complex advertises a "double" security system: for a student to enter their unit, they will need to swipe a magnetic card and punch in a PIN number.

The complex includes outdoor patios adjacent to the main floor lounges with space for small and large group meetings, social and educational events and recreation. The courtyards include bike pads and electrical hookups for music and other activities.

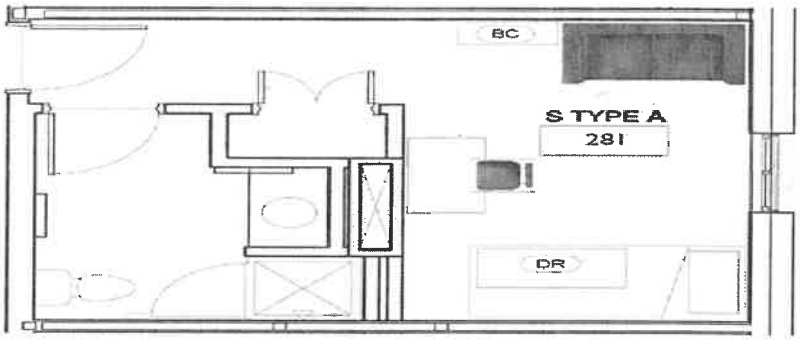
The new residence is the highest priced hall on campus, beginning at $2,092 per semester ($487 per month), not including a meal plan. Intensive marketing began a year before opening as students and their parents were able to preview the new residence hall in a showroom. Approximately 270 spaces were filled by returning students and the remaining spaces were held for freshmen.

Floor plans for the unit types at this complex are shown below.

NEW WEST CAMPUS RESIDENCE HALL
FOUR-PERSON SUITE ROOM LAYOUT



NEW WEST CAMPUS RESIDENCE HALL
SINGLE ROOM LAYOUT



Montana State University

There are ten residence halls at Montana State University with capacity of just under 4,000 students. Most residence halls are traditional-style. However, one residence hall offers a suite-style configuration with two, three or four private bedrooms sharing a bathroom, living-room and kitchenette. MSU also offers limited graduate and family student apartments. Furnished two-bedroom apartments are available for single graduate students and rent by-the-room. These apartments include utilities, cable television, ResNet Internet access for an additional fee, laundry facilities and one reserved parking stall in the monthly rent. Two- and three-bedroom apartments and houses are available for students with dependents and rent by-the-apartment. These apartments and houses are unfurnished and limited utilities and amenities are included. Some of the apartments offer furniture and amenities for an extra monthly cost.

Utah State University

Utah State University offers 17 different residence halls between the Central campus, South Campus and Student Living Center located on the Northeast corner of campus. There is also a brand new Living & Learning Community which offers shared or private bedrooms in five-bedroom, two-bathroom suites. Throughout a few of the residence halls the University offers theme housing, including freshman interest groups, academic lifestyles and community lifestyles. The residence halls on the Central Campus are a mix of shared or private rooms in traditional-style halls, shared or private rooms in three-bedroom, one-bathroom suites which include a living-room and a small kitchenette. The residence halls on the South Campus and the Student Living Center primarily offer a shared bedroom in a three-bedroom, one-bathroom suite which includes a living-room and small kitchenette. There are a few private bedrooms set aside for upper-division and graduate students. All students living in the residence halls are required to purchase at least a minimal meal plan.

The University also has an upper-division and graduate student housing apartment complex on-campus. Students have the choice between a small or large private bedroom in a two-bedroom, one-bathroom apartment. Apartments are rented by-the-bed. This apartment community also features a computer lab, laundry facilities and shuttle services.

Finally, the University offers family units in two-bedroom townhouses, three-bedroom apartments, and even mobile homes which families have the option to purchase. Family apartments include washer and dryer hook-ups and cable television and Internet services included in the monthly rent.

Washington State University

There are 16 residence halls on the Washington State University campus. All single, undergraduate, first-year students under 20 years of age are required to live in organized living groups that are officially recognized by the University for one academic year. These organized living groups include Freshmen Focus Communities, such as academic theme living options, Specific Emphasis Communities, such as the honors college and the international community and Fraternities and Sororities. In the Freshmen Focus Communities, students are enrolled in the same two required General Education courses as their hall mates for the fall semester. There are a range of Academic Theme Living options.

The University offers co-ed residence halls, men-only halls, women-only halls and age-restricted halls for older students. All co-ed halls, all female halls and most all male halls offer single or shared rooms in a traditional-style configuration. One male-only hall offers a cluster configuration with approximately four shared rooms sharing one bathroom. The international hall is also traditional-style configuration while the honors hall is similar to the cluster configuration with approximately three shared rooms that share one bathroom. Two of the age-restricted halls offer single rooms in a traditional-style configuration while one of the age-restricted halls offers units in a private bedroom, private bathroom configuration.

Washington State University also offers single student apartments for upper-division and graduate students in two-, three- and four-bedroom apartments. There are also 40 studio apartments available for Master's and Doctoral students. Most of these apartments are furnished, although a few are unfurnished, and water, trash and cable television service are included in the monthly rent. Family housing is comprised of over 800 apartments in six complexes. Family apartments are rented unfurnished, but a furniture rental program is available at extra cost.

Comparison of All Unit Types and Monthly Rental Rates

Notes:

- Scion has calculated monthly rates for each institution for comparison purposes, excluding differences in size or amenities. By factoring the semester or academic-year rates as quoted by each school, deleting the meal plan if included, and dividing by the total amount of time students are paying for their unit (from move-in until move-out), the following monthly rates were calculated on a per student basis.
- All students living in residence hall units (not apartment units) must vacate their residence during the winter break (approximately one-month). Due to the length of this closure, this time has been deducted in the calculations. Some institutions also require students to vacate during the Thanksgiving and spring breaks, but since the length is a maximum of one week, this time has <u>not</u> been included in the calculation.

	2008-09 Monthly Rates (per month per student)
Colorado State University	
New Academic Village (Fall 2009)	
Shared Room with a Private Bathroom	$838
Private Bedroom, Private Bathroom (Engineering Students)	$1,044
Residence Halls	
Double Occupancy Residence Hall	$674
Single Occupancy Residence Hall	$804
Double Room in a Semi-Suite	$763-821
Single Room in a Semi-Suite	$838-1,005
Apartments	
1-bedroom single student apartment	$599
2-bedroom single student apartment	$364-390
2-bedroom family apartment [8]	$609-755
3-bedroom family apartment [8]	$820-831
University of Northern Colorado: Greeley	
New Residence Hall (Fall 2008)	
Double Room in a Suite	$487
Residence Halls	
Double Occupancy Residence Hall	$402
Double Room in a Suite	$444
1-6 person Suites	$487
University Houses & Lawrenson Apartments	
5-12 students per House & 2-4 students per Apartment (Shared Bedrooms)	$492
Single Room Rates – additional charge per month	
Small Single	$58
Large Single	$116
University Apartments	
2-bedroom unfurnished apartment	$325
2-bedroom furnished apartment	$350

[8] Rental rates are per apartment per month

Montana State University	2008-09 Monthly Rates (per month per student)
Residence Halls	
Double Occupancy Residence Hall	$470
Single Occupancy Residence Hall	$510
Double Room converted to a Single Room Residence Hall	$578
Single Room in a Suite	$596
Apartments	
2-bedroom graduate student apartment	$279-343
2-bedroom family student apartment [8]	$550-656
3-bedroom family student apartment [8]	$642-683
Utah State University	
Residence Halls	
Double Occupancy Residence Hall	$206
Single Occupancy Residence Hall	$271-333
Shared Bedroom in a Suite (no kitchenette)	$213-323
Shared Bedroom in a Suite (with a kitchenette)	$305-363
Private Bedroom in a Suite (with a kitchenette)	$410
Apartments	
2-bedroom upper-division & graduate student apartment	$378-410
2-bedroom family student townhouse [8]	$609
3-bedroom family student apartment [8]	$570
Mobile home[9]	$274-553
Washington State University	
Residence Halls	
Double Occupancy Residence Hall	$554-611
Single Occupancy Residence Hall	$661-723
Shared Room in Cluster Configuration	$611-726
Private Bedroom, Private Bathroom Residence Hall	$636
Apartments	
Private Bedroom in an Apartment	$415-580
Single Studio Apartment	$395-480
1-bedroom family student apartment or townhouse [8]	$500-525
2-bedroom family student apartment or townhouse [8]	$580-685
3-bedroom family student apartment or townhouse [8]	$665-775

Average Monthly Rental Rates vs. University of Wyoming Rates

Unit Type	Monthly Rental Rates (Unweighted Average)	University of Wyoming Rental Rates
Double Occupancy – Traditional Residence Hall	$467	**$406-434**
Single Occupancy – Traditional Residence Hall	$559	**$600-627**
1-Bedroom Family Apartment [8]	$513	**$507-591**
2-Bedroom Family Apartment [8]	$632	**$631-785**
3-Bedroom Family Apartment [8]	$695	**$886**

Rates at UW seem to generally be in alignment with competing institutions, except for the cost of single traditional rooms and 3-bedroom family apartments. The additional cost for these unit types at UW over those at the other schools is likely the result of extremely limited supply in comparison to demand.

Section 7: Student Apartments Memorandum

Memorandum

DATE: November 11, 2008

FROM: Eric Luskin, Senior Vice President and Principal
Katharine Lennox, Associate – Consulting Services

TO: Mukul Malhotra, Urban Designer & Project Manager, MIG, Inc.
Roger Baalman, Director of Facilities Planning, University of Wyoming
Beth McCuskey, Executive Director of Residence Life, Dining Services, Wyoming Union, University of Wyoming

RE: **Assessment of University of Wyoming Campus Apartments**

MIG, Inc. engaged The Scion Group LLC to develop a Student Housing Master Plan to address long term campus housing plans at the University of Wyoming. At the University's request, Scion has prepared this memorandum that addresses the following questions posed by the University which require immediate responses:

- If Summit View is razed, is it appropriate to engage a third-party to build approximately 250 beds of 4-bedroom, 2-bathroom apartment-style units on a ground leased portion of the site?
- Should the University continue to manage any of the existing University apartments?
- If the University hires a third-party to manage some or all of the University apartments, how will this affect the University's balance sheet?
- If the University chooses to lease the land on which the apartments sit to a third-party, how will this impact the University's balance sheet and how would this impact the University's ability to maintain control over residence life services provided to the apartments?

This memorandum reflects Scion's responses to the above questions. Our research included conducting on-campus student focus group sessions across several student populations, interviewing numerous University of Wyoming administrators, examining the off-campus student rental housing market and assessing the existing University apartments. This data has been supplemented by Scion's experience in apartment operations and student housing financing trends across the United States.

New Student Apartment Facility

Building new student housing in predominantly 4-bedroom, 2-bathroom apartment-style unit configurations on a portion of the current Summit View site should be considered very carefully. While the replacement of Summit View may satisfy the concerns of some administrators for now, this may not be the best option when considering the long term goals of the institution.

Scion does believe a 4-bedroom, 2-bathroom apartment-style unit type is an attractive configuration for single, upper-division undergraduate students. As such, it would be advantageous for the University to broaden its available inventory. This approach will help to attract and retain a broader student market. However, it is Scion's opinion that this unit type does not provide enough privacy for graduate, married and non-traditional students to generate wide appeal among these markets. Further, the proposed location is not desirable to single undergraduates.

Therefore, Scion recommends the University consider an alternate campus location for a facility including 4-bedroom, 2-bathroom apartments. Based on student focus group feedback and a review of the off-campus market, it appears that most single, undergraduate students prefer to live closer to the campus core and academic buildings to the west Many of these students who can afford to rent off-campus do so within a few blocks of the academic core; and some perceive their current housing to be closer to their classrooms than the existing on-campus residence halls. It is apparent that many single, undergraduate students do not want to live near the area of campus that is currently occupied by the University Apartments. Their perception is that this location does not provide proximity to campus or convenient access despite the existence of the University shuttle.

Students who currently live in the University Apartments appear to be the most cost sensitive. Price is a deciding factor in these students' decision as to where to live. If a new apartment complex is built on a portion of the site currently occupied by Summit View, due to debt coverage requirements and other factors, Scion believes rental rates would be significantly greater than what students are willing to pay to live at that location.

Scion recommends the University raze Summit View and continue to house family, graduate and non-traditional students in the remaining University apartments. These units are currently rented by-the-apartment, as opposed to by-the-bed, a practice Scion encourages to continue. In addition, the option for a minimal furniture package should continue as it is attractive to the resident population. In the future, Scion recommends the University, on its own or in partnership with a not-for-profit organization or private owner, build single, undergraduate student apartments in a 4-bedroom (or similar) unit configuration located on a site closer to the academic campus core. These units should include a furniture package and be rented by-the-bed.

Upon request, Scion can assess an appropriate program of space and business plan for a new single, undergraduate student apartment-style facility and integrate this concept with the final Student Housing Master Plan.

Management

In single student housing settings, apartment accommodations often rent on a by-the-bed basis, where students are responsible only for their own bed space within the unit. However, apartment operations for family housing and non-traditional students typically rent by-the-apartment. The University of Wyoming currently rents all apartments on a by-the-apartment basis and offers comparatively flexible contractual terms, allowing residents to terminate their lease at any time without penalty provided that no less than two months notice is given. This policy makes it difficult to guarantee space for incoming students and likely results in a higher vacancy allowance than would otherwise be necessary.

Hiring a third-party manager to operate and revamp the current system may free a significant amount of University resources. While Scion has not determined the exact costs incurred by the University in its management of the University apartments, hiring a third-party manager will require a management fee of five percent or less of gross revenue to cover fully outsourced management services.

If the University decides to build new, single, undergraduate student apartment-style housing and operate contractually with residents on a per-bed basis, the University may decide to maintain its own management as the community would closely follow residence hall policies and procedures. Further, this would allow the University to provide residence life services as it deems appropriate.

Still, managing student housing communities where space is contracted by-the-apartment may be more likely to generate operating efficiencies by out-sourcing.

Land Lease

Should the University choose to lease the land where the University Apartments are located, it will likely lose significant controls. The University must decide if the benefits of a land lease outweigh the potential costs. Should the University choose to lease its land, a private owner will most likely make some improvements to the properties, expecting to improve market position, revenue and net operating income. While the University could negotiate some control over residence life functions, lease terms and rental rates, the lessee will ultimately exercise control over the student experience.

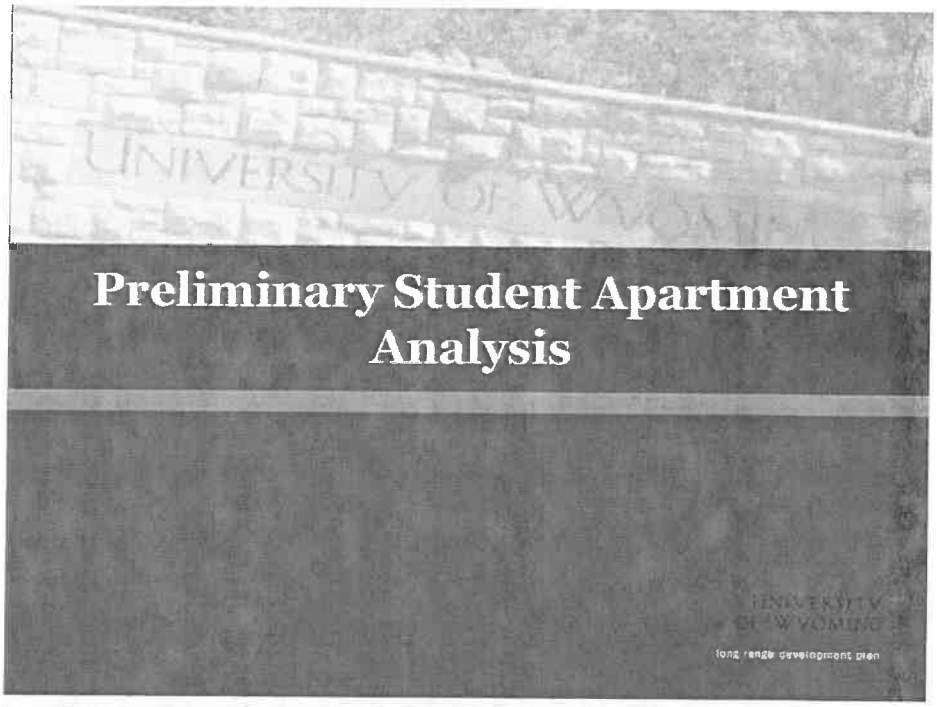
The University should consider the following questions as it explores whether to enter a ground lease:

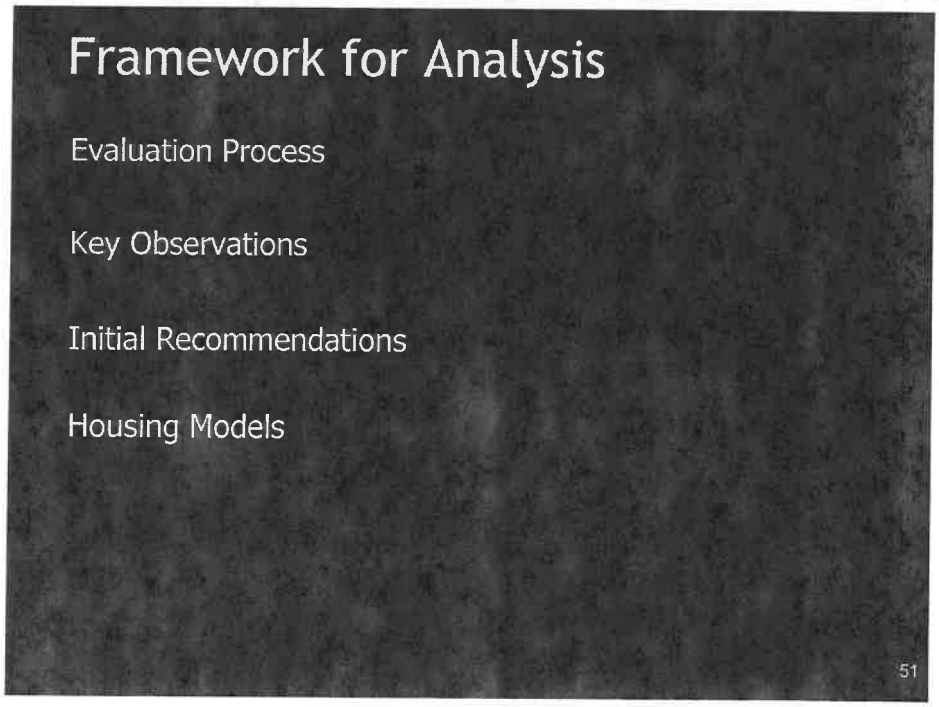
- Does the University want to maintain flexible lease terms for international and other students?
- How important is it for rental rates to remain low enough to attract student families?

Whatever the goals of the University may be, a private owner may attempt to abide by them to maintain a relationship with the University, so long as financial returns are realized. If debt coverage or preferred financial returns are not achieved, a non-profit or private owner will seek to increase revenue and/or cut operating expenses, likely in ways the University would not consider. Of course, the University can exert some control through the provisions of the ground lease, but each control adopted will bring the properties closer to the University's credit and balance sheet.

While auditor and credit rating agency standards continue to shift on a project-by-project basis, Scion can provide a general overview of how a ground lease will impact the University's balance sheet as well as the resulting impact if the University chooses to maintain control of such items as the provision of residence life services. In order to complete this general overview, Scion will need to review the entire operating budget (revenues and expenses) for all the University Apartments. This overview can be included in the Student Housing Master Plan deliverable or provided as a separate memorandum for the University within a few weeks of obtaining the requested information.

Section 8: Student Apartments Presentations





Process

Reviewed Existing Data (2002 Facility Conditions Analysis, etc)

Toured campus facilities

- Site surroundings, building envelopes, common areas, typical residential unit types

Conducted interviews with University representatives

- Including Student Affairs, Housing & Dining, Security, Enrollment Management, Facilities

Participated in off-campus neighborhood tour

Conducted student focus group sessions:

- First-year students living in residence halls
- Upper-division and graduate students living in on-campus apartments
- Students with families living in on-campus apartments
- Undergraduate students living off-campus

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Key Observations

Facilities Analysis

- River Village and Landmark are the most popular on-campus apartments as noted by current residents

- From conversations with key stakeholders and students, as well as our observations, we support razing Summit View

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Key Observations

Facilities Analysis

- Spanish Walk feels separated from campus as it is located east of 30th Street and the aesthetics, materials, layout, finishes and fixtures are much different than those used by other University apartment buildings

- Full compliance with Fair Housing and ADA design may be expensive to address

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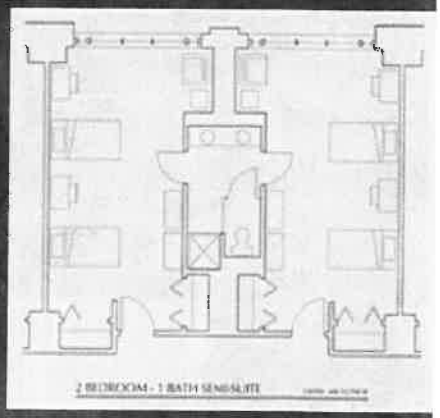
Key Observations

Student Demographics & Housing Needs

- Most first-year and many second-year students are typically satisfied with traditional and semi-suite style housing, especially if a single is an option for some sophomores



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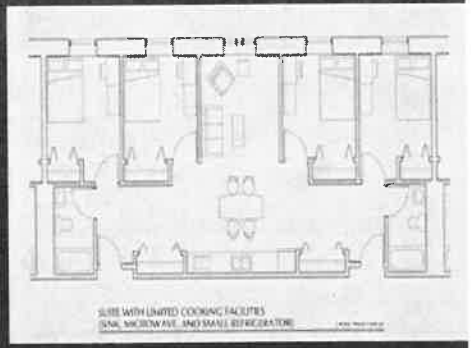
Key Observations

Student Demographics & Housing Needs

- Upper-division single students are generally looking for more privacy and prefer suites and apartments (by-the-bed)



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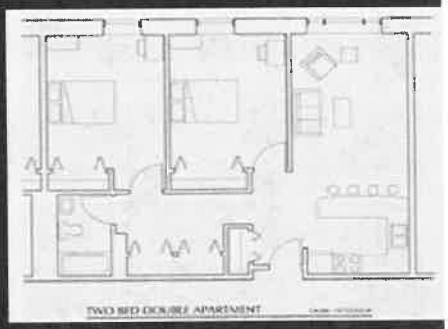
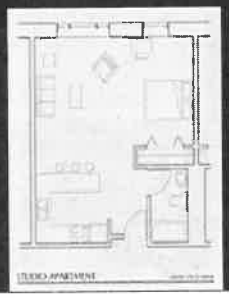
Key Observations

Student Demographics & Housing Needs

- Graduate / Family / Non-traditional students typically require the most privacy and are also the most cost sensitive





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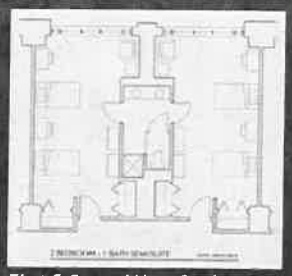
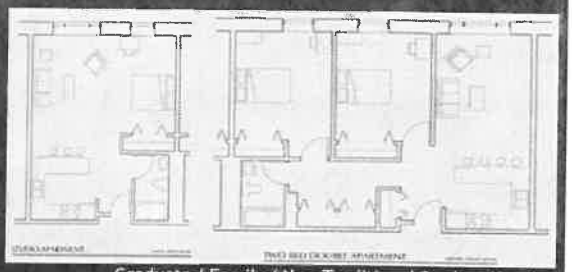
Key Observations

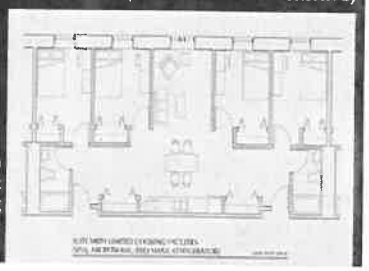
Student Demographics & Housing Needs



First & Second Year Student Housing
(Traditional & Semi-Suite)



Graduate / Family / Non-Traditional Student Housing
(Private and Cost Sensitive)



Upper-division
Single Student
Housing
(suites &
apartments)

○ Low
◑ Medium
● High

Resident Type

Unit Type	1st Year	Sophomore	Transfers	Upper	International Upper	Graduate	Family w/ Children	Married no Children	Faculty
Traditional Single	◑	◑	○	○	○	○			
Traditional Double	●	○			○				
Traditional Triple	○								
Semi-Suite Single	◑	◑	●	●		○			
Semi-Suite Double	●	○							
Suite Single	◑	●	●	●		◑			
Suite Double	◑	○							
1 BR Apartment			○	○	◑	●	○	●	●
2 BR Apartment			◑	◑	●	●	●	●	●
3 BR Apartment	○	○	◑	◑	●	◑	◑	○	◑
4 BR Apartment	○	●	●	●	●	◑	○		○
Studio/Efficiency			●	●	◑	●		●	○

Unit
Preference
Matrix

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Key Observations

Market Analysis

- Assuming a 1BR is occupied by one person and a 2 BR by two, students at Summit View pay approximately $537/month for a 1BR apartment and $333/person for a 2BR (including utilities and furniture)

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Key Observations

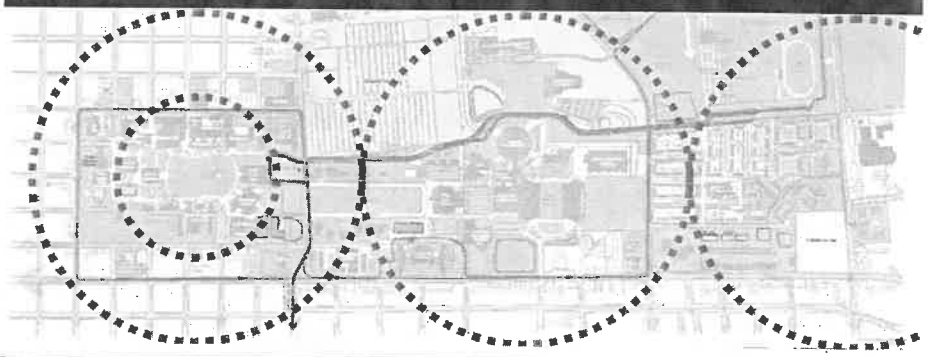
Market Analysis

Unit Type	Average Adjusted Rent/Month/Person Off-Campus	Average Adjusted Rent/Month/Person Summit View	Rental Range Off-Campus
Studios + 1 BR's	$618	$537	$442 - $765
2 BR's	$432	$333	$348 - $523
3 BR's	$321	N/A	$350 - $417

Key Observations

Market Analysis

- Single students from focus groups report a preference for living close to what they perceive as the academic core of campus



Initial Observations

Family Housing

- Explore accommodating family students (approx. 30% of campus apartments residents) in other University apartments in the absence of Summit View
- Students currently living in campus apartments are among the most price sensitive students at the University
- The cost to deliver new housing designed to meet the needs of graduate, family and non-traditional students will likely be beyond the financial reach of many current student families that live on-campus, without project subsidies

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Initial Recommendations

Family Housing

- Raze Summit View
- The University should explore either disposing of or repositioning Spanish Walk
- The University should consider outsourcing the management of all by-the-apartment units

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Initial Recommendations

Family Housing

- Disposing of Spanish Walk can be done in two ways:
  - Outright sale
  - Ground lease
- If the University decides to hold on to and reposition Spanish Walk, the University should consider a focus on families and combine units to create more 3-bedroom apartments

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Options for Summit View Site

Single Student Apartments

- New student housing with units designed in a 4BR / 2BA configuration would be a positive addition to campus
- If the University wants to build new apartment-style housing for this student population on the Summit View site, the University should consider building mixed-use to add vibrancy to the area and attract the single student population

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Options for Summit View Site

Single Student Apartments

- Issue an RFP for developers to build single-student housing on the Summit View site to include mixed-uses
- The developer will likely perform their own Market Analysis to determine feasibility
- The University should be wary of requests for the University to master lease beds or offer significant guarantees, but the school could offer many no/low cost incentives that would result in a better quality building, lower student rents, or both

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Options for Summit View Site

Single Student Apartments

- If new 4BR/2BTH apartment housing for single students is built on the Summit View site, it should be rented by-the-bed and the University should maintain some level of control over these units

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Options for Summit View Site

Greek Housing

- Typically, Greeks like to live near Greeks
- The University should consider an intentional Greek community with shared community space
- The Summit View site could be a potential location with physical separation of pedestrian traffic between Greek housing and other student housing

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Options for Summit View Site

Lincoln Park Townhomes - Normal, IL

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Housing Models

- Integrating residential common spaces with academic resources – seminar rooms, dining, retail, recreation and even larger community functions, both inside and adjacent to housing facilities - are particularly inviting for the following reasons:

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Housing Models

- Residents are more likely to have 24/7 access
- Community members are more likely to see one another
- Integrated spaces create a feeling of place, with opportunities for both privacy and experiencing community
- This arrangement makes it easier to multi-task, easily shifting from housekeeping chores, to private or group studies, to socializing, to interactions with non-residents including faculty

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Housing Models

Mixed Use - Case Western Reserve University

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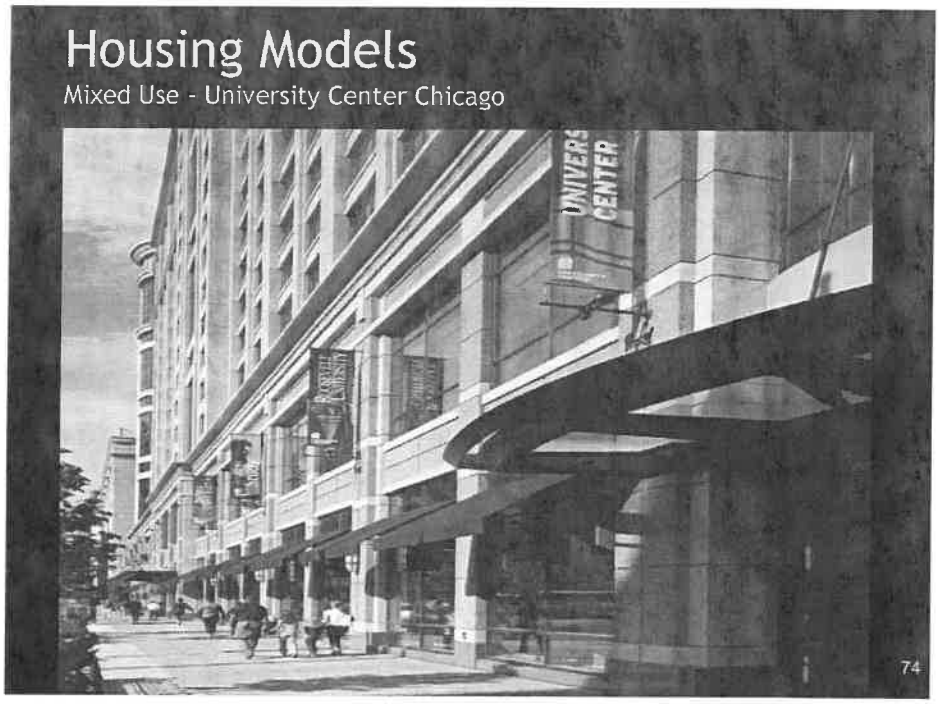
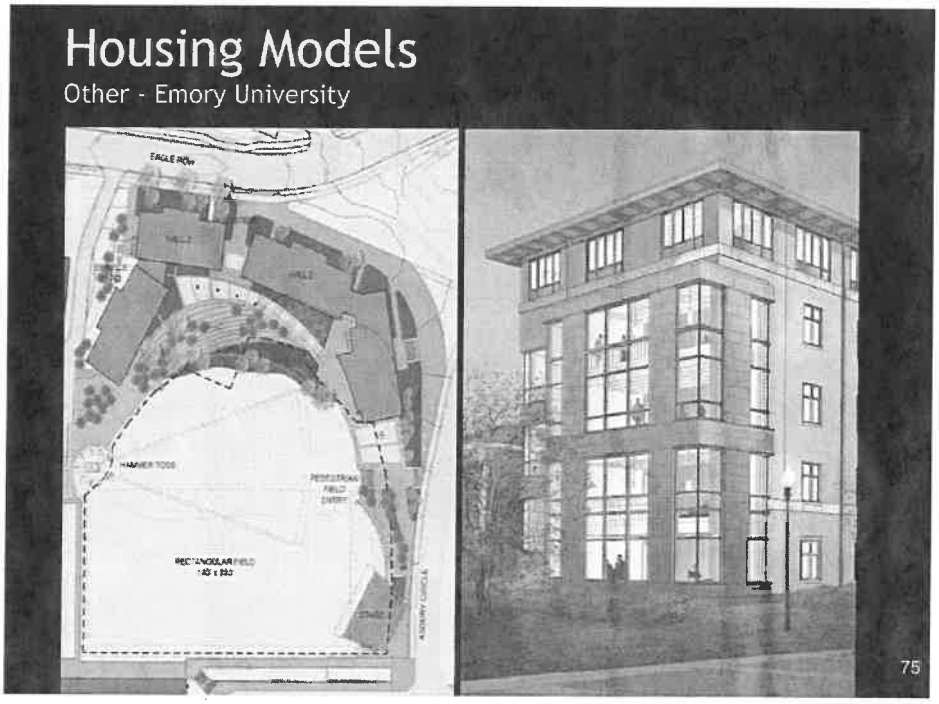

Housing Models
Mixed Use - University Center Chicago
UNIVERS
CENTER
74


Housing Models
Other - Emory University
75

Housing Models

Other - University of Wisconsin - Oshkosh