



The University of
Montana

RESIDENCE LIFE OFFICE FACILITY MASTER PLAN

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MISSION STATEMENT

The Residence Life Office provides apartment facilities at the University and Lewis and Clark Villages and residence halls that contribute to the living/learning environment of The University of Montana. The mission of Residence Life includes providing co-curricular educational, personal development, and social programs that support students and institutional goals as well as nurture the spirit and principles of community living. We provide facilities that are healthy, safe and student preferred at a competitive market cost. Lastly, we balance immediate student needs with our long-term stewardship responsibilities to The University and maintain fiscal responsibility and operational effectiveness.

INTRODUCTION

Although The University of Montana opened its doors to students in 1895, it was not until 1923 when facilities were built for the specific purpose of housing students. Prior to 1923 there was limited housing in University Hall for male students. Female students lived with host families or at boarding houses in the Missoula community.

Elrod and Brantly Halls, which opened for occupancy in 1923, were the first residence halls on The University of Montana campus. Brantly Hall, located on the north perimeter of campus, housed female students while Elrod Hall, located on the south perimeter, housed male students. There is some speculation that these residence halls were constructed at opposite ends of the campus to place a significant distance between the coeds and their male counterparts. Expansion of residences continued with the construction of Corbin Hall in 1927 and Turner Hall in 1938.

Fifteen years passed before another residence hall was built, when demand for campus housing increased due to the veterans of World War II and the Korean War. Before Craig Hall was built in 1953, male students were housed barrack style in Schreiber Gym. Additionally, World War II strip housing was moved from Fort Missoula to the present site of University Villages on the south campus to house married students and their families. On the present site of Miller Hall, World War II surplus housing (Jumbo Hall) was utilized for single student housing. In 1956, Duniway and North Corbin Halls opened. The first University Villages apartment complexes, Craighead and Sisson Apartments, were constructed in 1957 to accommodate additional housing needs for married students.

As enrollment continued its steady growth during the next twelve years, Knowles Hall (1963) and Miller Hall (1966) were opened for student housing. (Jumbo Hall was demolished to make way for construction of Miller Hall.) These two new residence halls were complemented with the addition of the campus' first two high-rise buildings: Jesse Hall (1967) and Aber Hall (1968), both eleven-story residences. During this building boom Elliot Village, apartment complexes designated for married students, was added to University Villages (phase one, 1966 and phase two, 1968).

In the next two decades, declining residence occupancy and stagnant University enrollments halted campus housing growth. In 1970 and 1984, Turner Hall and Corbin Hall were converted to faculty offices. In 1985 and 1987 North Corbin and Brantly Halls were converted to similar use. In 1978, Turner Hall was returned to the housing inventory and the Residence Life Office was relocated from the Lommasson Building to its present location in Turner Hall. For the next few years this building was used for short term housing of visiting academic and student groups. In 1987 it was again used to house UM students.

The University underwent a twenty-seven year hiatus before new housing facilities were constructed. When President Dennison began his tenure at The University of Montana in 1990, he recognized the need for building new, as well as renovating existing, facilities for student services, research, and academic activities. In the early 1990s, University enrollment grew at a record breaking pace, with enrollment growth slowing only in the past three years. Beginning in 1995, numerous new housing facilities were constructed. Pantzer Hall, the first suite style residence hall on campus, opened that year. In 1996, Miller Hall was extensively remodeled and the first phase of Toole Village, another south campus apartment facility in University Villages was constructed and designated for students with dependents. Phase two of Toole Village was completed and opened in 1997.

To support The University's strategic goal of increasing graduate student enrollment, Lewis and Clark Village was completed in 2004. It is the first apartment style housing designated for single upper class and graduate students.

Chronology of Residence Life Facilities

- 1923 Elrod and Brantly Halls opened
- 1927 Corbin Hall opened
- 1938 Turner Hall opened
- 1945-46 (circa) World War II surplus housing moved to south campus (Family Housing) and main campus (Jumbo Hall) for use as student housing
- 1953 Craig Hall opened
- 1956 Duniway and North Corbin Halls opened
- 1957 Craighead and Sisson Apartments opened
- 1963 Knowles Hall opened
- 1966 Miller Hall opened
- 1966 Elliott Village (phase one) opened
- 1967 Jesse Hall opened
- 1968 Elliott Village (phase two) opened
- 1968 Aber Hall opened
- 1970 Turner Hall converted from residence hall to faculty offices
- 1978 Turner Hall converted back to residence halls
- 1984 Corbin Hall converted to faculty offices
- 1985 North Corbin Hall converted to faculty offices
- 1987 Brantly Hall converted to faculty offices.
- 1995 University Villages Community Center opened
- 1995 Pantzer Hall opened
- 1996 Toole Village (phase one) opened
- 1997 Toole Village (phase two) opened
- 1996 Miller Hall remodeled
- 2004 Lewis and Clark Village opened

The Residence Life operations are classified as auxiliary and all facility construction or major renovation and refurbishing projects are financed through revenue bonds and/or capital allocations. Recently, the boom in the Missoula market for both rentals

and private home purchases will challenge our campus-based housing operations and expansion of these facilities.

All of the Residence Life facilities, except Lewis and Clark Village, are named for past presidents or distinguished faculty of The University of Montana.

OVERVIEW

Residence Life facilities encompass 1,263,733 square feet and forty-seven acres of exterior space on the south campus. The State of Montana for insurance purposes values current replacement costs of facilities and furnishings at \$142,284,345 (see Addendum A). Residence Life facilities were built one to eighty-two years ago.

In the past ten years, the Residence Life Office has secured \$42,452,000 from bond issues for the construction and renovation of new and existing facilities and the installation of technology backbone and fire sprinkler systems in all facilities except Craighead, Sisson, Elliott, and Toole Villages. In addition to bond revenues, \$7,582,762 (or an annual average allocation of \$741,410) has been allocated from capital reserves for maintenance and capital improvements within the Residence Life facilities (see Addendum B).

In the past ten years, occupancy in all Residence Life facilities has been strong with an annual occupancy averaging 92.59% in residence halls and 93.44% at University Villages (see Addendum C). The growth in University enrollment and the traditionally tight Missoula rental market has contributed to these strong occupancies. However, in the past two years, the Missoula market growth in private home and apartment rental construction has been unprecedented. In 2002 the average vacancy in the Missoula rental market was less than 1%. Currently, the average vacancy rate is nearing 6.5%. Low interest rates coupled with local government policies encouraging infill construction and low income housing incentives indicate the local housing construction boom will continue in the near future.

Residence Life provides a wide array of services and programs for its residents. These range from social, educational, and cultural events to service-based programs including day care and Women, Infant, and Child (WIC) health clinics. An extensive list of programs and services is attached in Addendum D.

MASTER PLAN 2006-2011

In 2002, The University of Montana developed a campus master plan that addressed a variety of issues, including future student housing. The University articulated its commitment to provide, through Residence Life, a variety of living options and programs to complement the academic mission of The University. The campus master plan recognized that housing must meet student preference in living options, be attractive to students, comply with building and health safety codes, and support the learning process. It outlined three recommendations for campus-based student housing. These recommendations were:

- Work with the Missoula community to maintain and retain the residential character of neighborhoods affected by the campus community and develop creative solutions to the problems of affordable housing throughout the city.
- Develop additional housing to address single students and students with dependents who choose to live on campus or elsewhere in the community. This kind of development will not necessarily be traditional residence halls but may include pod, suite, and apartment style facilities. This would provide housing that offers students the independent living styles they desire, thereby lessening the impact to the surrounding neighborhoods and the remaining Missoula community. Any housing plan needs to ensure the positive financial and programmatic aspects of the existing residence life program and be viable for private investors.
- Continue the effort to make residence halls and University Villages facilities attractive living options for student by meeting their technology needs and living preferences. This will be accomplished through improvements of existing housing facilities and new construction as deemed appropriate and financially feasible.

With these guidelines from The University master plan, the Residence Life Office will use the following criteria in prioritizing future capital expenditures:

- Building, health, and safety code compliance (including ADA compliance)
- Repair and maintenance of critical infrastructure and mechanical systems
- Provision of adequate number of housing units to meet student demand
- Energy conservation and efficiency projects
- Provision of new, or improvement of existing, essential student services
- General upkeep and maintenance
- Renovation/remodel of older facilities
- Furnishings maintenance and purchase

The following master plan has outlined major projects requiring bond revenues and/or the establishment of a reserve account to fund the major projects. The annual maintenance projects can be funded from a reserve account or annual capital allocations.

Roof repair and maintenance (annual cost)	2006	\$30,000	2007-2011	\$30,000	Reserve/Capital
Mechanical equipment repair and replacement (annual cost)	2006	\$60,000	2007-2011	\$60,000	Reserve/Capital
Custodial and maintenance equipment replacement (annual cost)	2006	\$20,000	2007-2011	\$20,000	Reserve/Capital
Upgrade technology equipment and network backbone (annual cost)	2006	\$60,000	2007-2011	\$60,000	Reserve/Capital
Exterior siding replacement @ UV (phased cost for 7 years)	2006	\$40,000	2007-2011	\$40,000	Reserve/Capital
Carpeting replacement (annual cost)	2006	\$45,000	2007-2011	\$45,000	Reserve/Capital
Electrical system upgrades residence halls (phased cost for 10 years)	2006	\$90,000	2007-2011	\$90,000	Reserve/Capital
Elevator upgrades (phased cost for 10 years)	2006	\$150,000	2007-2011	\$150,000	Reserve/Capital
Upholstery repair and replacement (annual cost)	2006	\$20,000	2007-2011	\$20,000	Reserve/Capital
Furnishings repair and replacement (annual cost)	2006	\$35,000	2007-2011	\$35,000	Reserve/Capital
Linen replacement (annual cost)	2006	\$10,000	2007-2011	\$10,000	Reserve/Capital
Renovate trash chutes (phased cost for 6 years)	2006	\$35,000	2007-2011	\$35,000	Reserve/Capital
Laundry room equipment replacement (annual cost)	2006	\$15,000	2007-2011	\$15,000	Reserve/Capital
Asbestos abatement (phased cost for 10 years)	2006	\$50,000	2007-2011	\$50,000	Reserve/Capital
Vehicle Repair and replacement (annual cost)	2006	\$20,000	2007-2011	\$20,000	Reserve/Capital
Upgrade fire alarm and fire sprinkler systems (annual cost)	2006	\$50,000	2007-2011	\$50,000	Reserve/Capital
Heating systems upgrades (phased cost for 8 years)	2006	\$100,000	2007-2011	\$100,000	Reserve/Capital
Window covering repair and replacement (annual cost)	2006	\$40,000	2007-2011	\$40,000	Reserve/Capital
Bathroom renovations and upgrades (annual cost)	2006	\$35,000	2007-2011	\$35,000	Reserve/Capital
Griz Card enhancements and replacement (annual cost)	2006	\$10,000	2007-2011	\$10,000	Reserve/Capital
Light fixture replacement (annual cost)	2006	\$7,000	2007-2011	\$7,000	Reserve/Capital
Add student storage areas in residence halls (phased cost for 6 years)	2006	\$40,000	2007-2011	\$40,000	Reserve/Capital
Miscellaneous Life/ Safety code compliance (annual costs)	2006	\$15,000	2007-2011	\$15,000	Reserve/Capital
Exterior brick repair-point and tuck (phased cost for 6 years)	2006	\$50,000	2007-2011	\$50,000	Reserve/Capital
Renovation of Elrod TV Lounge	2006	\$55,000	2007-2011	\$55,000	Reserve/Capital
Mattress replacement (annual cost)	2006	\$5,000	2007-2011	\$0	Reserve/Capital
Video surveillance enhancements, repair & replacement (annual cost)	2006	\$15,000	2007-2011	\$15,000	Reserve/Capital
ANNUAL MAINTENANCE PROJECTS ESTIMATED COST PER YEAR		\$2,005,000		\$1,650,000	

The current capital project plan reveals that needed resources outstrip our ability to generate capital funds and service additional bond issues. In fact, given the past ten-year average capital allocation of \$741,410, adequate funding of even our minimum needs is impossible. We must develop a reserve to fund larger projects, even if these projects are completed in phases. We must develop a process and agreement for retaining more capital funds with the knowledge that reserve funds will be used only for the purpose for which they are reserved. This will require an understanding of our needs by the central administration. It will require that we contribute only to University operations and projects that directly benefit our residential students.

The current facility and content value of our facilities is \$142,284,345. The Association of Higher Education Facilities Officers has established a benchmark to determine the amount of funds that should be spent annually on capital improvements or reserved for future major capital improvements. The AHEFO puts this benchmark at 1% to 2% of the current facility and content values. The Association of College and University Housing Officers International recommends a 1.5% benchmark. Using these industry guidelines, our annual capital budget should be between \$1,422,843 and \$2,845,686. In the past we have not made the commitment to the recommended benchmarks established by these professional organizations.

Our plan must encourage entrepreneurial activities, operational efficiency, and continued improvement of services, programs, and facilities. Furthermore, it must maintain high occupancy levels. To fail in this effort will cause continued degradation of our facilities and result in even lower occupancy. In turn it would reduce our ability to service existing bond issues and place us in a position of having to incur greater costs to maintain and improve our facilities in the future.

ADDENDA

Addendum A: Residence Hall & Facility Costs

1. Residence Hall Costs
2. South Campus Facility Costs

RESIDENCE HALL COSTS

RESIDENCE HALLS

NAME	AQUIRED	SQ. FEET	ORIGINAL COST
Elrod Hall	1923	34547	\$161,645
Turner Hall	1938	35620	\$230,863
Craig Hall	1953	71666	\$728,686
Duniway Hall	1956	37216	\$497,979
Knowles Hall	1963	63360	\$1,063,978
Miller Hall	1965	87371	\$1,169,172
Jesse Hall	1967	87950	\$1,914,031
Aber Hall	1967	87950	\$2,023,622
Pantzer Hall	1995	80250	\$8,000,000
		585,930	\$15,789,976

	<u>Cost/Sq Ft</u>	<u>Total Sq/Ft</u>	
Current Facility Replacement Cost	\$125.00	585,930	\$73,241,250
Current Content Replacement Cost			<u>\$5,113,696</u>
Total Residence Halls			\$78,354,946

SOUTH CAMPUS HOUSING FACILITY COSTS

BLDG #	NAME	AQUIRED	SQ. FEET	ORIGINAL COST
200	Craighead Apartments	1957	73,485	\$672,647
201	Sisson Apartments	1957	73,485	\$672,647
202	Helena Ct. 100-106	1966	2,502	\$35,028
203	Helena Ct. 101-107	1966	2,502	\$35,028
204	Helena Ct. 108-114	1966	1,994	\$27,916
205	Helena Ct. 109-115	1966	1,994	\$27,916
206	Helena Ct. 116-122	1966	2,502	\$35,028
207	Helena Ct. 117-123	1966	2,502	\$35,028
208	Helena Ct. 200-206	1966	1,968	\$27,552
209	Helena Ct. 201-207	1966	1,968	\$27,552
210	Helena Ct. 208-214	1966	1,994	\$27,916
211	Helena Ct. 209-215	1966	1,994	\$27,916
212	Helena Ct. 216-222	1966	1,968	\$27,552
213	Helena Ct. 217-223	1966	1,968	\$27,552
214	Bannack Ct. Laundry	1966	710	\$9,940
215	Bannack Ct. 300-306	1966	2,502	\$35,028
216	Bannack Ct. 301-307	1966	2,502	\$35,028
217	Bannack Ct. 308-314	1966	1,994	\$27,916
218	Bannack Ct. 309-315	1966	1,994	\$27,916
219	Bannack Ct. 316-322	1966	2,502	\$35,028
220	Bannack Ct. 317-323	1966	2,502	\$35,028
221	Bannack Ct. 324-334	1966	6,024	\$84,336
222	Bannack Ct. 400-406	1966	2,502	\$35,028
223	Bannack Ct. 401-407	1966	2,502	\$35,028
224	Bannack Ct. 408-414	1966	2,502	\$35,028
225	Bannack Ct. 409-415	1966	2,502	\$35,028
226	Bannack Ct. 417-423	1966	2,476	\$34,664
227	Bannack Ct. 424-430	1966	2,502	\$35,028
228	Bannack Ct. 432-438	1966	2,502	\$35,028
229	Garnet Ct. Laundry	1966	710	\$9,940
230	Garnet Ct. 500-506	1966	2,502	\$35,028
231	Garnet Ct. 508-514	1966	2,502	\$35,028
232	Garnet Ct. 516-526	1966	6,024	\$84,336
233	Garnet Ct. 509-515	1966	2,476	\$34,664
234	Garnet Ct. 517-523	1966	2,502	\$35,028
235	Garnet Ct. 525-531	1966	2,502	\$35,028
236	Pioneer Ct. 600-610	1966	6,024	\$84,336
237	Pioneer Ct. 601-607	1966	1,968	\$27,552
238	Pioneer Ct. 609-615	1966	1,968	\$27,552
239	Pioneer Ct. 612-618	1966	2,502	\$35,028
240	Pioneer Ct. 620-626	1966	1,968	\$35,028
241	Pioneer Ct. 700-706	1966	2,502	\$35,028
242	Pioneer Ct. 701-707	1966	2,476	\$34,664
243	Pioneer Ct. 708-714	1966	2,502	\$35,028
244	Pioneer Ct. 716-722	1966	2,502	\$35,028
245	Pioneer Ct. 724-730	1966	2,502	\$35,028
246	Elkhorn Ct. Apts. (Units 1 & 2)	1988	1,420	\$15,625
247	Family Housing Office/Shop/W.H.	1966	2,995	\$52,920

248	Family Housing Warehouse & Shop	1966	2,850	\$2,678
249	Ophir Ct. 801-807	1966	1,968	\$29,323
250	Ophir Ct. 809-815	1966	1,968	\$29,323
251	Ophir Ct. 817-823	1966	2,446	\$36,445
252	Yreka Ct. 1016-1022	1967	1,942	\$28,916
253	Ophir Ct. 833-839	1967	6,024	\$89,757
254	Rimini Ct. 900-906	1967	1,968	\$29,323
255	Rimini Ct. 901-907	1967	2,446	\$36,445
256	Rimini Ct. 908-914	1967	1,968	\$29,323
257	Rimini Ct. 909-915	1967	2,446	\$36,445
258	Rimini Ct. 916-922	1967	2,446	\$36,445
259	Rimini Ct. 917-923	1967	2,446	\$36,445
260	Rimini Ct. 924-930	1967	2,446	\$36,445
261	Rimini Ct. 925-931	1967	2,446	\$36,445
262	Rimini Ct. 932-942	1967	6,024	\$89,757
263	Rimini Ct. 933-951	1967	4,009	\$59,734
264	Rimini Ct. 944-962	1967	4,009	\$59,734
265	Yreka Ct. 1000-1006	1967	1,968	\$29,323
266	Yreka Ct. 1008-1014	1967	2,446	\$36,445
267	Yreka Ct. 1024-1030	1967	2,446	\$36,445
268	Yreka Ct. 1032-1042	1967	6,024	\$89,757
269	Yreka Ct. 1044-1050	1967	4,016	\$59,838
270	Yreka Ct. Laundry	1967	710	\$10,579
271	Family Housing Community Center	1995	2,700	\$240,000
272	Coloma Drive 1101-1110	1996	9,404	\$477,459
273	Coloma Drive 1111-1115	1996	4,888	\$248,120
274	Coloma Drive 1201-1204	1996	2,006	\$101,852
275	Coloma Drive 1205-1208	1996	2,006	\$101,852
276	Granite Court 1301-1304	1996	3,494	\$177,415
277	Granite Court 1305-1309	1996	4,888	\$248,120
278	Granite Court 1401-1407	1996	6,201	\$314,820
279	Granite Court 1408-1412	1996	4,888	\$248,120
280	Cinnabar Drive 1501-1504	1996	2,006	\$101,852
281	Cinnabar Drive 1701-1704	1996	2,996	\$101,852
282	Cinnabar Drive 1601-1608	1996	7,530	\$382,286
283	Cinnabar Drive 1609-1613	1996	4,888	\$248,120
284	Cinnabar Drive 1705-1713	1996	5,746	\$291,710
285	Emigrant Court 1801-1808	1996	5,225	\$265,281
286	Emigrant Court 1809-1812	1996	3,747	\$190,216
287	Emigrant Court 1813-1820	1996	5,225	\$265,281
288	Jardine Court 1901-1908	1996	4,936	\$250,606
289	Jardine Court 1909-1912	1996	3,746	\$240,216
290	Jardine Court 1913-1920	1996	4,936	\$250,606
291	Laurin Court 2001-2008	1996	4,936	\$250,606
292	Laurin Court 2009-2012	1996	3,746	\$290,216
293	Laurin Court 2013-2020	1997	5,217	\$265,812
294	Pardee Court 2101-2108	1997	5,217	\$265,812
295	Pardee Court 2113-2120	1997	5,217	\$265,812
296	Landusky Court 2201-2208	1997	5,217	\$265,812
297	Landusky Court 2213-2220	1997	5,217	\$265,812
298	Pardee Court 2109-2112	1997	3,826	\$194,941
299	Landusky Court 2209-2211	1997	3,826	\$194,491

314	Robar Court 2301-2304	1997	3,826	\$194,491
315	Robar Court 2305-2307	1997	3,826	\$194,491
316	Robar Court 2309-2312	1997	3,826	\$194,491
317	Family Housing Maintenance Bldg	1998	900	\$45,000
325	Lewis & Clark Village Units A11-A36	2004	18,215	\$909,090
326	Lewis & Clark Village Units B11-B36	2004	18,215	\$909,090
327	Lewis & Clark Village Units C11-C36	2004	18,215	\$909,090
328	Lewis & Clark Village Units D11-D36	2004	18,215	\$909,090
329	Lewis & Clark Village Units E11-E36	2004	18,215	\$909,090
330	Lewis & Clark Village Units F11-F36	2004	18,215	\$909,090
331	Lewis & Clark Village Units G11-G36	2004	18,215	\$909,090
332	Lewis & Clark Village Units H11-H36	2004	18,215	\$909,090
333	Lewis & Clark Village Units I11-I36	2004	18,215	\$909,090
334	Lewis & Clark Village Units J11-J36	2004	18,215	\$909,090
335	Lewis & Clark Village Units K11-K36	2004	18,215	\$909,090
336	Managers Office Bldg Lewis & Clark	2004	788	\$185,000
337	Community Center Lewis & Clark	2004	1,344	\$315,000
Total			677,803	\$22,063,130

	<u>Cost/Sq Ft</u>	<u>Total Sq /Ft</u>	
	\$90.75	677,803	
Current Facility Replacement Cost			\$61,510,622
Current Content Replacement Cost			\$2,418,777
Total South Campus Housing			\$63,929,399

Addendum B: Facilities Funding

1. Capital Allocation History 1995-2005
2. Bond Revenue 1993-2005
3. Facility Maintenance & Capital Improvements 1995-2005

CAPITAL ALLOCATION HISTORY 1995-2005

<u>Year</u>	<u>Residence Halls</u>	<u>University Villages</u>	<u>Total</u>
1995	\$679,000	\$241,000	\$920,000
1996	\$550,000	\$330,000	\$880,000
1997	\$820,500	\$178,000	\$998,500
1998	\$387,618	\$321,000	\$708,618
1999	\$555,000	\$290,000	\$845,000
2000	\$145,000	\$145,000	\$290,000
2001	\$391,800	\$191,000	\$582,800
2002	\$370,000	\$485,000	\$855,000
2003	\$432,000	\$425,000	\$857,000
2004	\$400,000	\$180,000	\$580,000
2005	\$495,000	\$370,000	\$865,000
2006	<u>\$340,000</u>	<u>\$175,000</u>	<u>\$515,000</u>
TOTAL	\$5,565,918	\$3,331,000	\$8,896,918

AVERAGE ALLOCATION	\$741,410
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BOND REVENUE 1993-2005

YEAR	BOND SERIES	REVENUE	PROJECT(S)
1993	A	\$22,272,000	Pantzer Hall (\$8M) Toole Village Phase 1 (\$7.27M) Renovated Miller Hall (\$6M) Aber & Jesse Halls fire sprinklers & network backbone (\$625K) Refurbished Knowles Hall (\$375K)
1995	B	\$150,000	Supplemental funding Toole Village Phase 1
1995	C	\$3,340,000	Toole Village Phase 2
1996	D	\$0	
1998	E	\$0	
1999	F	\$0	
2002	G	\$16,690,000	Lewis & Clark Village
2003	H	\$0	
2004	I	<u>\$0</u>	
TOTAL		\$42,452,000	

FACILITY MAINTENANCE AND CAPITAL IMPROVEMENTS 1995-2005

<u>PROJECT</u>	<u>DATE</u>	<u>COST</u>
Construction of Pantzer Hall	1995	\$8,000,000
Construction of Toole Villages Phases I and II	1995	\$7,272,000
Network Backbone, ADA, and Fire Sprinklers in Aber and Jesse Halls	1995	\$500,000
Office Renovation in Turner Hall	1995	\$4,630
Painting Various Areas	1995	\$180,000
Replace Laundry Machines	1995	\$2,500
Elevator Renovation in Aber and Jesse Halls	1995	\$60,000
Painting Various Areas	1996	\$200,000
Renovation of Miller Hall	1996	\$6,800,000
Aber Hall Ledge Repair	1996	\$23,700
Turner Hall Roof Repair	1996	\$12,600
Network Backbone, ADA, Furnace and Fire Sprinklers in Knowles Hall	1997	\$375,000
Turner Hall Roof Replacement	1997	\$180,000
University Village Playground Renovation Phase I	1997	\$61,000
Renovate Miller Hall Air Handling System	1997	\$49,000
Install New Floor Tile in Knowles Hall	1997	\$12,834
Asbestos Abatement for Aber, Jesse, and Miller Halls	1997	\$25,000
Addition to University Villages Office Area	1997	\$50,000
Painting Various Areas	1997	\$220,000
Replace Laundry Machines	1997	\$3,000
Renovate Bathroom Ventilation System in Turner Hall	1997	\$21,000
Construction of Toole Village Phase III	1997	\$3,340,000
Construction of University Villages Community Center	1997	\$150,000
Craig Hall Roof Coping Repair	1998	\$8,975
Renovation of University Village Maintenance Building	1998	\$4,040
Painting Various Areas	1998	\$200,000
Replace Laundry Machines	1998	\$6,000
Network Backbone and Fire Sprinklers	1998	\$225,000.00
Sewer Replacement in University Villages Phase I	1998	\$251,000
Roof Replacement in Duniway Hall	1999	\$36,900
Renovate Office in Elrod Hall	1999	\$10,900
Construct Outdoor Garbage Enclosure in University Villages	1999	\$5,200
Automated Irrigations System in University Villages Phase I	1999	\$23,660
Furnace Replacement in University Village	1999	\$147,959
Painting Various Areas	1999	\$200,000
Replace Laundry Machines	1999	\$5,000
Elevator Door Restrictors in Jesse Hall	2000	\$4,776
Painting Various Areas	2000	\$200,000
Network Backbone and Fire Sprinklers in Duniway Hall	2000	\$220,000
Renovate Trash Chute in Craig Hall	2000	\$12,268
Bike Racks at Residence Halls	2000	\$5,762
University Village Playground Renovation Phase II	2000	\$21,300

Shower Area Renovation in Jesse Hall	2000	\$12,600
Asbestos Abatement in Turner Hall	2000	\$3,881
Network Backbone and Fire Sprinklers in Craig Hall Phase I	2000	\$320,000
Replace Domestic Water Pumps in Aber and Jesse Halls	2001	\$19,913
Painting Various Areas	2001	\$225,000
Replace Pneumatic Compressors in Jesse and Knowles Halls	2001	\$5,492
Renovate Trash Chute in Turner Hall	2001	\$23,480
Replace Roof in Elliot Village Phase I	2001	\$57,858
Partial Flooring Replacement in Elrod Hall	2001	\$15,289
Automated Irrigation System in University Villages Phase II	2001	\$74,480
Bike Racks at Residence Halls	2001	\$9,315
Network Backbone and Fire Sprinklers in Craig Hall Phase II	2001	\$333,819
Asbestos Abatement in Craig Hall	2001	\$46,703
Furnace Replacement in University Villages Phase II	2001	\$247,500
Replaced Emergency Electrical Generator in Jesse Hall	2001	\$23,000
Repair Heating System in Pantzer Hall	2001	\$14,086
Sewer Replacement in University Villages Phase II	2001	\$357,324
Roof Replacement in Elliot Phase II	2002	\$97,141
Electrical System Upgrade in Turner Hall	2002	\$43,500
Install Student Storage Lockers in Knowles Hall	2002	\$35,486
Parking Lot Resurfacing at University Villages	2002	\$14,740
Shower Repair in Elrod Hall	2002	\$13,031
Construct Residence Technology Office in Jesse Hall	2002	\$8,500
Painting Various Areas	2002	\$200,000
Replaced Windows in Duniway Hall	2002	\$23,500
Bike Racks at Residence Halls	2002	\$23,216
Carpet Replacement in Craig Hall	2002	\$3,949
Network Backbone and Fire Sprinklers in Elrod Hall	2003	\$400,000
Modification Hot Water System in Pantzer Hall	2003	\$2,150
Network Backbone Upgrade in Jesse Hall	2003	\$81,000
Hot Water Heater Replacement in University Villages	2003	\$100,000
Repair Access Ramp in Aber Hall	2003	\$2,491
Replaced Wall Covering Elevator Landings in Jesse Hall	2003	\$5,600
Repair Shower Stalls in Aber Hall	2003	\$6,450
Replace Windows in Craig Hall	2003	\$33,000
Painting Various Areas	2003	\$200,000
Construction of Lewis and Clark Village	2004	\$16,690,000
Renovate Shower Areas in Craig Hall	2004	\$28,250
Renovate Shower Areas in Jesse Hall	2004	\$21,825
Install Backflow Preventers in Residence Halls and University Villages	2004	\$97,500
Re-insulate Apt Ceiling Areas in University Villages	2004	\$38,230
Repair Shower in Elrod Hall	2004	\$1,595
Tree Removal at University Villages	2004	\$1,850
Replaced Wall Covering Elevator Landings in Aber Hall	2004	\$5,600
Asbestos Removal in Craig Hall	2004	\$2,900
Asbestos Removal in Jesse Hall	2004	\$6,950
Asbestos Removal in Knowles Hall	2004	\$11,710

Asbestos Removal in Jesse Hall	2004	\$21,403
Shower Renovation in Craig Hall	2004	\$33,984
Lead Water Abatement	2004	\$36,367
Security Camera Project	2004	\$10,000
Furnishings and Equipment in Lewis and Clark Village	2004	\$600,000
Carpet Replacement in Various Areas	2004	\$30,000
Pneumatic Compressor in Aber Hall	2004	\$5,100
Laundry Machine Replacement	2004	\$2,000
Painting Various Areas	2004	<u>\$175,000</u>
TOTAL		\$50,034,762
LESS BOND REVENUES		<u>\$42,452,000</u>
PROJECTS FUNDED FROM ANNUAL CAPITAL ALLOCATIONS		\$7,582,762

Addendum C: Occupancy Averages 1995-2004

OCCUPANCY AVERAGES 1995-2004

Residence Halls

<u>Year</u>	<u>Capacity*</u>	<u>Average Occupancy</u>
1995	2050	91.70%
1996	2257	91.89%
1997	2257	91.67%
1998	2257	91.84%
1999	2257	96.49%
2000	2257	93.79%
2001	2271	92.41%
2002	2345	92.36%
2003	2349	92.72%
2004	2349	<u>91.06%</u>
10 year average occupancy		92.59%

***Capacities vary in certain years as Pantzer Hall was constructed and Miller Hall was remodeled to afford greater capacity.**

University Villages

<u>Year</u>	<u>Capacity</u>	<u>Average Occupancy**</u>
1995	518	98.31%
1996	578	98.14%
1997	578	77.94%
1998	578	90.05%
1999	578	92.17%
2000	578	94.55%
2001	578	96.86%
2002	578	96.65%
2003	578	94.06%
2004	578	<u>95.71%</u>
10 year average occupancy		93.44%

**** The 1997 average occupancy is an anomaly because Toole Village was occupied only part of the year due to construction.**

Addendum D: Services Provided to Residents

SERVICES PROVIDED TO RESIDENTS

Residence Halls

- Custodial services daily in all bathrooms and public areas – 7 days/week
- Custodial Service bi-weekly in Pantzer Hall suite bathrooms
- Resident Assistant on each floor or wing to assist with student issues, programming, and creating a community that is civil, respectful, and fosters The University's mission
- Resident Technology Assistant in each residence hall to assist students with technology needs
- Centralized trash disposal emptied 2x/day
- Daily mail distribution
- Recreational, cleaning, and minor tool check-out services
- Computer labs
- Television lounges
- Study and public lounges
- Free cable TV connections in each resident's room
- Free laundry facilities in each building
- Network technology connection for each resident in their room
- Furnishing including bed, desk and chair, dresser, bookcase, window dressing, and wastebasket
- Central fire alarms, smoke and heat detection, and fire sprinklers in residents' rooms and public and mechanical areas
- Electronic access to main entrances, computer labs, laundry facilities, offices, and most wings/floors
- Desk services daily from 8:00 am to 2:00 am weekdays and from 10:00 am to 3:00 am weekends
- Video security surveillance at entrances and exterior of buildings
- Access to the Residence Technology Center for technology needs
- Outdoor picnic and BBQ areas
- Outdoor basketball and volleyball courts
- Recycling repository

University Villages

- Custodial services daily in all public areas
- Landscaping and grounds services
- Playgrounds and picnic areas
- Outdoor basketball and volleyball courts
- Community Assistants in each village to assist with student issues, programming, and creating a community that is civil, respectful, and fosters The University's mission
- Resident Technology Assistant to assist students with technology needs
- ASUM day care facility
- Community Center for resident and dependent use

- Computer lab
- After-school programs for dependents
- Spouse only programs
- Women, Infant, and Child (WIC) health care program bi-weekly
- Youth computer lab
- Laundry facilities either within the apartments or in central locations
- Equipment check-out program (vacuums, small tools, recreation equipment, etc.)
- Insect and pest control service
- All apartments are unfurnished except for kitchen appliances
- Free cable TV connections in each apartment
- Recycling repository
- Access to the Residence Technology Center for technology needs

Lewis & Clark Village

- Custodial services daily in all public areas
- Outdoor picnic and BBQ areas
- Landscaping and grounds services
- Insect and pest control services
- 24-hour maintenance service
- Outdoor basketball courts
- Village Assistants to assist with student issues, programming, and creating a community that is civil, respectful, and fosters The University's mission
- Community Center for resident and dependent use
- Network technology connection for each resident
- Electronic access to apartments, offices, and laundry areas
- Smoke detection and fire sprinklers in all areas including student apartments
- Centralized laundry facilities in each building
- Equipment check-out program (vacuums, small tools, recreation equipment, etc.)
- Video security surveillance at entrances, parking areas, and exterior of buildings
- All apartments are furnished with living room and bedroom furniture, kitchen appliances (microwaves and dishwashers), and window coverings
- Community Center for resident use
- Recycling repository
- Access to the Residence Technology Center for technology needs