

Board Briefing

Committee: Finance & Facilities

Date Filed: January 29, 2016

Title: Authorization to Amend the UNTS FY16 Capital Improvement Plan to Add Multi-phase Residence Hall at UNT

Background:

Continued expansion of on-campus housing, particularly for lower division students, continues to be a high priority for the campus. As of fall 2015, the total number of bed spaces on campus is 6,216 and the total number of students housed on the 12th day of class was 6,199. Continued enrollment growth is expected.

Responding to this growth and building on the success of the recently completed Rawlins Hall, the campus plans to construct new housing for approximately 1,000 students. The project will proceed in two phases of approximately equal size; planned completion for the first phase is early summer 2018. It is expected that construction on the second phase will commence about one year after the first phase, pending confirmation of continuing enrollment growth and financing availability, with completion expected in summer of 2019. A project budget of \$93,000,000 (\$44.8M for the first phase and \$48.2M for the second phase) has been developed; the budget is based on the recent Rawlins Hall project with appropriate adjustments for cost escalation in the construction market. The 2013 Campus Master Plan provides for increasing capacity on on-campus housing to 9,650 beds and identifies sites sufficient to accommodate this growth.

On August 27, 2015 the Board of Regents approved the UNTS FY2016 Capital Improvement Plan which identified capital projects for the UNT System. The requested action is to amend the UNTS FY2016 Capital Improvement Plan to include the new residence hall. Emphasis will be given to providing a living-learning type of environment with ample study and shared common spaces throughout the buildings. Site analysis will be conducted. UNT 2013 Campus Master Plan, p.4(e)-4a()-133.541

Financial Analysis/History:

The project will be funded through the Revenue Financing System using short and long term vehicles and supported by housing fees and other auxiliary revenue. Ongoing financial analysis of the UNT housing system indicates that a phased program of rate increases beyond inflationary factors will be needed to support this project and maintain appropriate support for the entire portfolio. Appropriate financial analysis including project proformas and enrollment projections will be documented and validated before project commencement. Financing considerations will be confirmed by the Vice Chancellor of Finance. Planning and design funds up to \$1.5M would be from the UNT Housing/Auxiliary services to be reimbursed with bond funds once the financing arrangements are in place.

Institution Chief Financial Officer

Vice Chancellor for Finance

Legal Review:

This item has been reviewed by General Counsel.

Vice Chancellor/General Counsel

Schedule:

Phase 1:

Programming/Planning: March 2016 – May 2016

Design: May 2016 – February 2017

Construction: February 2017 – June 2018

Substantial Completion May 2018

Phase 2:

Programming/Planning: March 2016 – June 2016

Design: May 2016 – June 2017

Construction: March 2018 – June 2019

Substantial Completion: May 2019

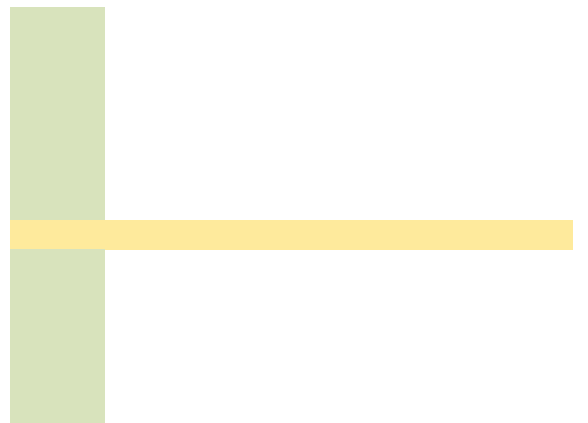
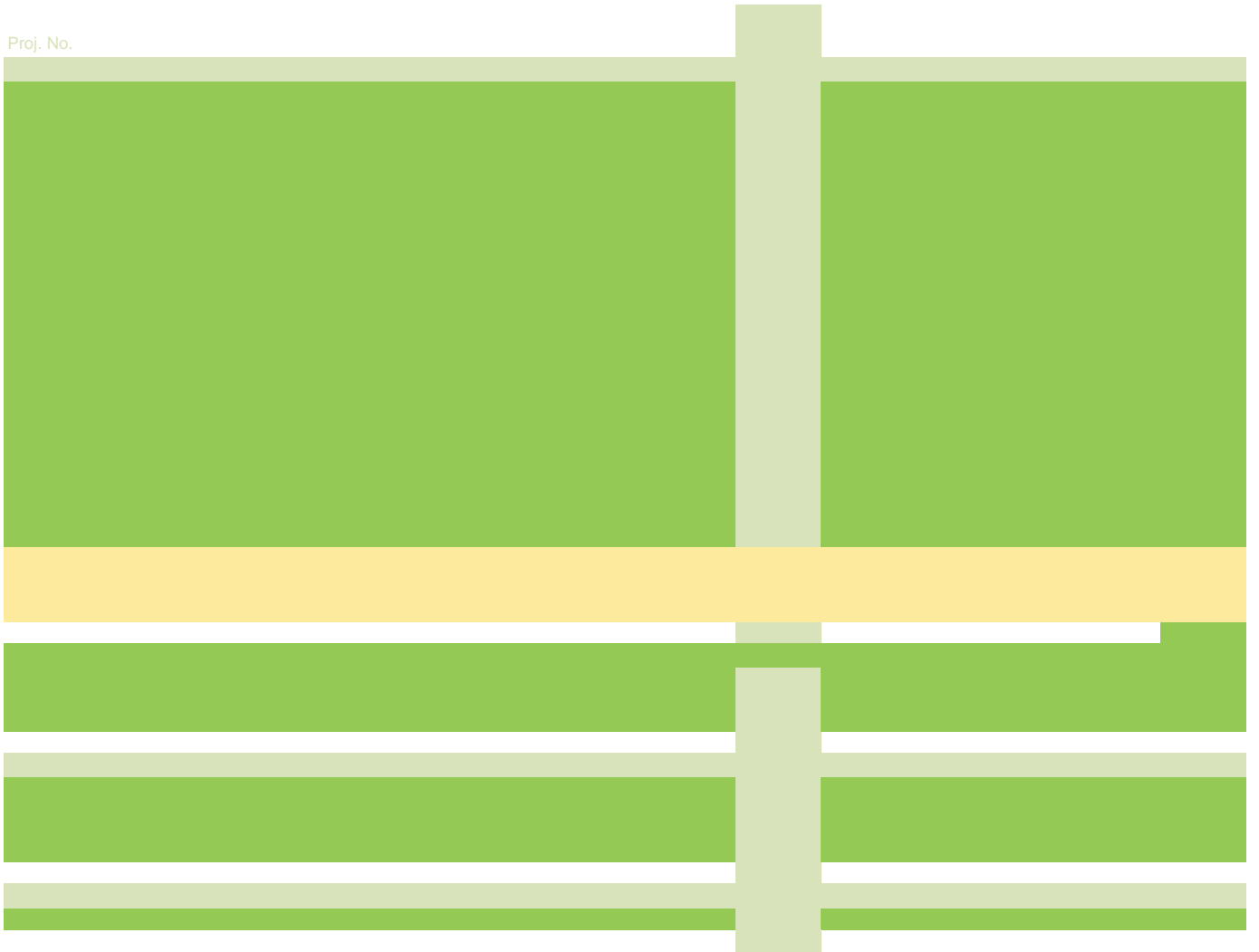
Recommendation :

It is recommended that the Board of Regents authorize and approve the following Board Order.

Recommended By :

James K. Davis

Proj. No.



FY 2016 Capital Improvement Plan
 UNIVERSITY of NORTH TEXAS SYSTEM

FY 2016 (in \$Million)

University of North Texas									
Proj. No.	Project	Funding Source	Prior Yrs Costs		2017	2018	2019	2020+	Total Project
2.62d	McConnel Common Area Renovation	AUX					0.15	1.50	1.65
2.68	Kerr Hall - Air Handler Replacement	AUX			1.30	1.30			2.60
2.69	Maple Hall Air Handler Replacement	AUX				1.00			1.00
2.70	Demo and Build New Business Svs Whse	AUX				1.00			1.00
2.71	SRB MEP Renovation	HEAF				1.20			1.20
2.72	USB MEP Renovation	HEAF			0.30	3.00			3.30
2.73	RTFP MEP Renovation	HEAF				0.50	5.00		5.50
2.74	Discovery Park Engineering Construction	RFS			0.75	8.75			9.50
2.84	Driveway Upgrades (Discovery Park and Campus)	HEAF						1.00	1.00
			0.02						
		HEAF Reserve							8.00
		HEAF			1.50	1.50	1.50	1.50	8.00
			-		1.50	1.50	1.50	1.50	8.00
			173.88	71.36	150.20	85.94	47.43	11.35	540.16

UNIVERSITY of NORTH TEXAS SYSTEM

UNIVERSITY OF NORTH TEXAS

New Residence Hall(s)

Capital Improvement Project No. 16-1.84

PROJECT DESCRIPTION

A new project will construct 1,000 beds on the main campus. This project may be undertaken in phases with approximately 500 beds being completed during the initial phase. Emphasis will be given to provide a living-learning type of environment with ample study and shared common spaces throughout the building(s). Site analysis will be conducted during the programming verification phased to determine the location of the facility/ facilities as consistent with the UNT Campus Master Plan.

PROJECT INFORMATION

JUSTIFICATION: As of Fall 2015, the total count at UNT was 37,175. This represents an over 2.5% growth in student enrollment over the preceding year. The existing residence halls can accommodate 6,216 students and as of Fall 2015, these beds were nearly 100% occupied. With enrollment growth anticipated to continue, additional on-campus housing is needed to provide the resources to accommodate the goal of housing 22-25% of the undergraduate and 5% of graduate students.

LOCATION: Denton
SIZE (ASF/GSF): GSF: 243,000 ASF: 147,000
CIP PROJECT TYPE (NEW CONST. OR RENO.): New Construction
HISTORICALLY SIGNIFICANT? (Y or N): N
CONSISTENT WITH MASTER PLAN (Y or N): Y

PROJECT BUDGET

Phase 1:	
Design Fees	\$ 2,700,000
Construction Costs	\$ 35,800,000
Other Cost (Commissioning, Inspection, etc)	\$ 1,000,000
Furniture, Fixtures, and Equipment	\$ 2,800,000
Contingency and Fees	\$ 2,500,000
Total Phase 1 Project	\$ 44,800,000
Phase 2:	
Design Fees	\$ 3,000,000
Construction Costs	\$ 38,500,000
Other Cost (Commissioning, Inspection, etc)	\$ 1,000,000
Furniture, Fixtures, and Equipment	\$ 2,800,000
Contingency and Fees	\$ 2,900,000
Total Phase 2 Project	\$ 48,200,000

PROJECT FUNDING (in \$ Millions)

Project No.	Funding Source	Funding Source	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Source To
16-1.84a	RFS	Revenue	4(c)	1.9(n)	6.9(c)	1.9(c)	1.9(c)	6y

UNIVERSITY of NORTH TEXAS SYSTEM

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New Residence Hall(s)

Capital Improvement Project No. 16-1.84

PROJECT SCHEDULE

Phase 1:	
PROGRAMMING/PLANNING:	March 2016 – May 2016
DESIGN:	May 2016 – February 2017
CONSTRUCTION:	February 2017 – June 2018
SUBSTANTIAL COMPLETION:	May 2018
Phase 2:	
PROGRAMMING/PLANNING:	March 2016 – June 2016
DESIGN:	May 2016 – June 2017
CONSTRUCTION:	March 2018 – June 2019
SUBSTANTIAL COMPLETION:	May 2019

LOCATION MAP

The potential housing locations per the 2013 UNT Master Plan will be evaluated and the exact location for the new residence hall will be determined during the programming phase of the project.