

STATE BOARD OF EDUCATION
Project Summary
Florida Atlantic University, Boca Raton Campus
New Student Housing Complex

Project Type: Construction of new undergraduate student housing facilities to provide on-campus housing at the Boca Raton campus of Florida Atlantic University. The project will have a designed capacity of approximately 600 beds. The project will be financed from fixed rate, tax-exempt revenue bonds issued by the Division of Bond Finance of the State Board of Administration of Florida in an aggregate amount not to exceed \$24,045,000. Construction of this project will be administered by Florida Atlantic University.

Facility Site Location: The proposed new student housing complex will be located on the Boca Raton campus of Florida Atlantic University on the north side of Florida Atlantic University Boulevard and east of Dade Avenue. The facilities will encompass approximately 20 acres designated for student housing in the Master Plan. The specific location is contained within the existing housing area. Therefore, the footprint of the new facility will require that existing facilities be razed.

Student Market: The primary targeted market for new facilities will be freshmen and other undergraduate students.

Demand Analysis: The immediate housing need at Florida Atlantic University is estimated to be approximately 600 beds more than the current accommodations of traditional housing for undergraduate students. The overall designed capacity is 2,176 beds, with an occupancy rate of 95% for 2000-2001 and 2001-2002. Occupancy of existing usable beds was 100% for the past two Fall terms. Three housing facilities, with a designed capacity of 287 beds, are not in service. Approximately 57% of new first-time-in-college students requested on-campus housing for 2002-2003. Retention of existing residents is approximately 40%. While priority in the residence halls is given to freshmen, transfer students and upper level undergraduate students are consistently notified that there is little chance they will be offered on-campus housing. The University maintains a waiting list of 275 students, with additional students referred to off-campus housing accommodations. To assist these students, the University staffs the Off-Campus Housing Resource Center to coordinate and disperse off-campus housing information. Additionally, hundreds of students use the roommate wanted/needed listings that are maintained and published by the University Center.

Florida Atlantic University has an ultimate goal of providing on-campus housing accommodations for 2,400 incoming freshmen students. Over 60 percent of the enrolled freshmen come from nearby Broward, Palm Beach,

Martin and Indian River counties. During the 2002-2003 academic year, 2,100 freshmen were enrolled at the University with 1,200 freshmen requesting on-campus housing. Of this amount, 1,100 freshmen were able to secure accommodations. The University estimates that 2,463 students will be in the freshman class in the Fall of 2004.

As part of the enrollment management effort, a high quality academic environment will be offered in all University owned residence halls. With expanded safety services offered by the University and opportunities to utilize all the campus amenities, there will be an adequate supply of students who will desire on-campus housing for at least a portion of their academic studies. Additionally, the University has the authority to require freshman students to live on campus. During the summer, the facilities will house students, summer conference personnel, and children attending summer camps.

Physical Description:

The proposed facilities will consist of two medium density buildings with a commons facility to service both towers. The student housing complex will provide suite-style accommodations with a designed capacity of approximately 600 beds. Two apartments will be provided for live-in professional staff members. The complex will consist of approximately 536 beds in a double bedroom configuration and 48 beds in a single bedroom configuration. Accommodations will also be provided for 12 resident assistants, and 4 support staff. The total gross square footage for both towers is 152,000 gross square feet. Each double bedroom suite will be approximately 735 net square feet, and each single bedroom suite will be approximately 890 net square feet. The commons space will be approximately 8,740 net square feet. The proposed facilities will be constructed of concrete with stucco facing.

Pledged Revenues:

Housing system revenues derived primarily from rental income, after deducting operating expenses, will be pledged for the payment of debt service. Other revenues include conference revenues, late fees, and vending revenues. As of June 30, 2002, outstanding issues include the 1964 Series with a balance of \$63,000, 1996-A Series with a balance of \$190,000, 1996-B Series with a balance of \$180,000, and the 2000 Series with a balance of \$24,000,000. Proceeds from these bond issues were used to construct student housing facilities on the Boca Raton campus.

Debt Service Coverage:

The debt service coverage ratio in 2004-2005 is 1.30 based on the proposed project only. The debt service coverage for the entire housing system for 2004-2005 is 1.29.

Summary of Proforma:

The Financial Proforma for the proposed new student facility is based on a 2002-2003 rental rate of \$2,775 per bed, per semester, for single occupancy, and \$2,375 per bed, per semester, for double occupancy. Additional revenue will be generated from conference fees, parking surcharges, vending revenues, laundry and other various fees. Boca Raton off-campus housing rates for facilities built since 2002 start at \$2,866 per bed, based on

a required 12 month lease agreement. Occupancy rates for the proposed new student residence facilities are projected at 95 percent for the 2004 Fall semester and 2005 Spring semester. During the 2005 Summer semester, it is anticipated that the suite-style accommodations in both towers will be used by conference groups, and all apartments will be used for student occupancy. A 95 percent occupancy rate is projected for these units. Total annual operating revenue for these facilities, including all sources, is estimated to be \$2,872,000. Net income is estimated to be \$525,115.

Current Housing Capacity:

In the Spring of 2001, a Housing Feasibility Study was completed by a team of private-sector companies (Capstone Development Corporation, Brailsford and Dunlavey, PGAL Architects, and C. R. Klewin Southeast) at the request of Florida Atlantic University. The Feasibility Study Team concluded that the original “seven halls had reached the end of their useful life, and without substantial investment, will cease to serve a contributing function to the FAU housing stock”. It was determined that renovation of the smaller residence halls constructed in the sixties – Algonquin, Seminole, Modoc, Mohave, Sekani, and Naskapi, would be a more costly approach than replacement, while also decreasing the overall number of beds. To meet the needs of students, the density of the facilities would be reduced by almost 50%. Using the same rate of renovation costs of \$95 per square foot, the total cost to renovate five of those original halls would be \$10.1 million. And, with the required reduction in density, the per-bed cost would total \$48,317. The largest housing facility, Timucua, is scheduled to be renovated during 2004-2005.

The master plan for housing includes the construction of a new 600 bed residence hall to accommodate the demand for housing on the Boca Raton campus. The construction of the new housing complex will necessitate the removal of existing residence halls. The three residence halls to be razed first, Modoc, Mohave, and Sekani, cannot be renovated efficiently to provide the type of housing the students currently demand. These facilities have a designed capacity of 88 beds, 82 beds and 123 beds, respectively. Additionally, deficiencies exist in the life safety, electrical, plumbing and air-handling systems. Mohave and Sekani are currently not in service. The outstanding debt service is scheduled to be satisfied in 2004. There is currently a principal amount of \$103,000 outstanding. The remaining debt service payments will be held in escrow in accordance with instructions from the Division of Bond Finance of the State Board of Administration.

The second phase of the Housing Master Plan calls for additional residence halls (Seminole and Neskapi) to be razed to allow for planning and completion of the Housing Master Plan. These halls were also built in the sixties with a designed capacity of 123 beds and 82 beds, respectively. Neskapi is currently being used as an administrative building. The outstanding principal amount of \$455,000 is scheduled to be entirely paid in 2006. It is anticipated that these halls will be razed in 2004. The University

has not made a final determination regarding the demolition of Algonquin residence hall.

The designed capacity of on-campus available student housing is 1,889 usable beds. Approximately 287 additional beds are not in service. The housing system includes a total of eight (8) residence halls with 1,636 beds, one (1) apartment complex with 522 beds, and one scholarship house with 18 beds. Three of the eight residence halls are not currently in service. After completion of the proposed student housing complex, there will be an increase of approximately 313 beds in the designed capacity.

Student Life Programs:

The proposed new student housing facility will address the needs of freshmen, other undergraduate students, and graduate students, and will have a resident assistant ratio of 1:30. Professional staff will also be assigned to each residence hall. The complex suite-style residence halls will create an environment that is conducive to orienting students to the demands of the academic community, provide support services, promote group interaction, and provide closer supervision by residence life staff.

An integral part of the staffing for the proposed student residence facilities is the area coordinator. The area coordinator is a full-time, professional staff member living on-site to supervise all staff members for the facility. The area coordinator responds to emergencies 24 hours a day, supervises the student support staff, coordinates educational and social programs for the residents, distributes pertinent information to residents, and provides referral services for advising, counseling, and career planning.

Planned Occupancy

Date:

Florida Atlantic University proposes to have student housing in the towers available for occupancy for the Fall semester 2004.