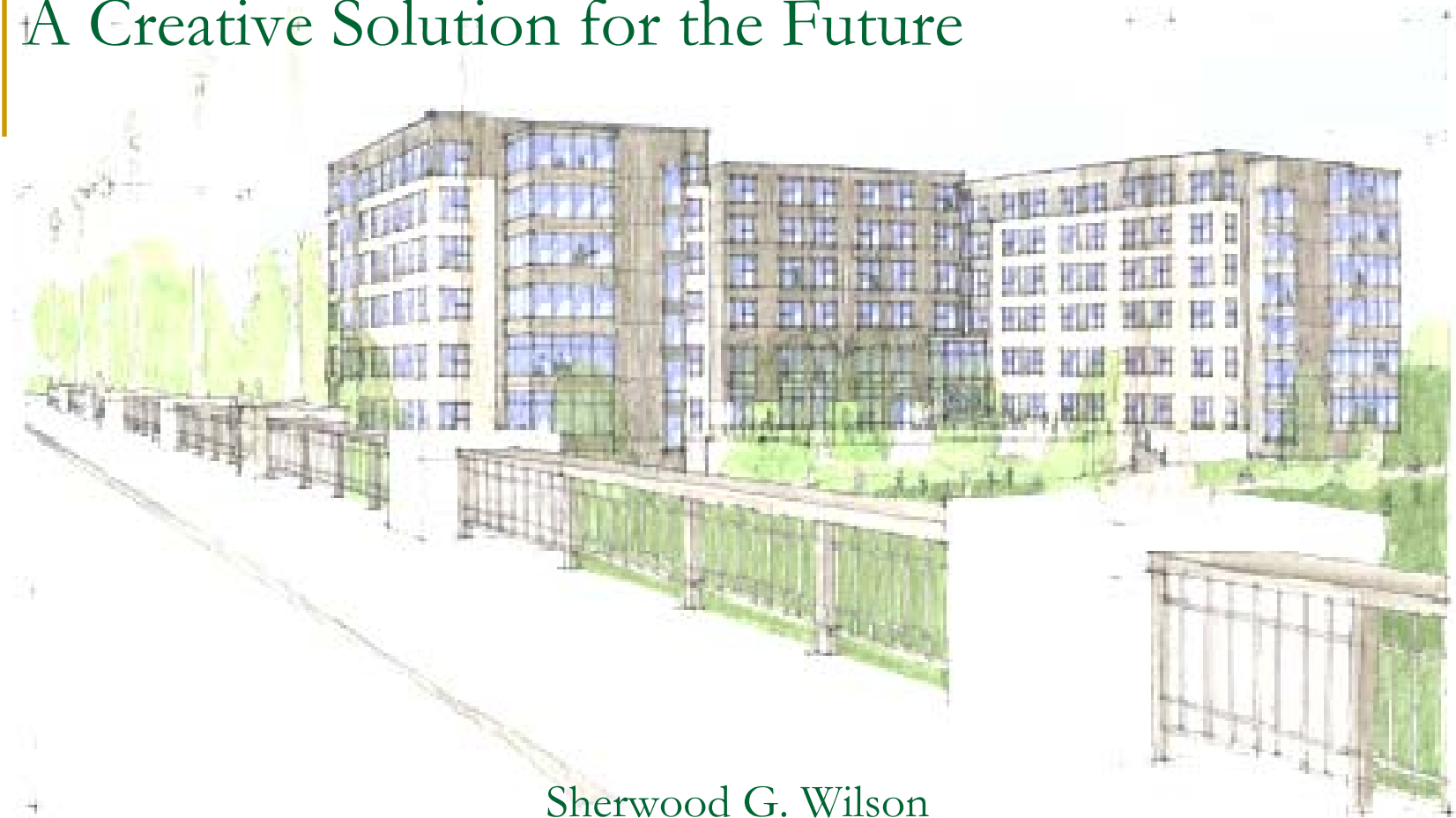


North Avenue Freshmen Housing

A Creative Solution for the Future



Sherwood G. Wilson

Vice Chancellor for Administrative Affairs

University of Wisconsin-Milwaukee

Why University Housing?

- University housing directly links to Chancellor Santiago's dual priorities of access/success and enhanced research.
 - Research overwhelmingly demonstrates that students who live in campus residence halls are significantly more likely to:
 - ❑ Stay in school (*12% higher retention)
 - ❑ Graduate on time (improved graduation rates)
 - ❑ Continue in graduate and professional schools (research)
- ... than students who commute.

The most important factor that contributes to students remaining in college is the campus residence.

Alexander W. Astin

Astin, A.W.(1999). Student involvement: A development theory for higher education. *Journal of College Student Development*, 40, no. 5, 516-529

Astin, A.W. (1973). The impact of dormitory living on students. *Educational Record*, 54, 204-210

Chickering, A.W. (1974). *Commuters versus residents*. San Francisco: Jossey-Bass.

*Astin, A.(1977). *Four critical years: effects of college on beliefs, attitude, and knowledge*. San Francisco: Jossey-Bass,

Housing at UW-Milwaukee

- UWM has the highest enrollment of Wisconsin residents in the UW System, but the least capacity to house it's freshmen
- 92% of the freshmen who apply to UWM request on-campus housing

School	Fall 05 New Freshmen	Campus beds*	Percent of Beds to Need
Whitewater	1,712	4,012	234.30%
Oshkosh	1,638	3,626	221.40%
Stevens Point	1,534	3,316	216.20%
Green Bay	921	1,947	211.40%
River Falls	1,209	2,468	204.10%
Superior	345	697	202.00%
Stout	1,708	3,244	189.90%
Platteville	1,246	2,358	189.20%
Eau Claire	2,069	3,754	181.40%
La Crosse	1,754	2,707	154.30%
Madison	6,141	6,851	111.60%
Parkside	878	765	87.10%
Milwaukee	4,340	2,595	59.80%
UWS total	25,495	38,340	150.40%

* Source: UW System Residence Hall Occupancy Report, Fall 2005-06; Current Design Capacity

Our Goal

- Create sufficient new residence hall inventory to house all freshmen with-in five years
 - ❑ Living communities located with-in 2 miles of campus
 - ❑ Incorporate living/learning concept into all residence halls
 - ❑ Target the first year experience through residential programming
 - ❑ Create a community environment in all residence hall complexes
 - Increase housing capacity to 5,000 beds with-in eight years
 - ❑ Create capacity for upper classmen and graduate students desiring campus housing
-

Our Conduit to The Future

- UWM Real Estate Foundation
 - ❑ Private, non-profit entity
 - Independent 501(c)3 of UWM Foundation
 - Permits flexibility, efficiency and speed
 - ❑ Expedites design/bid/build process
 - ❑ Eliminates cumbersome and costly state processes
 - ❑ Accelerates procurement
 - ❑ Double tax-exempt bond financing available
 - Excess revenues stay with UWM
 - Provides seamless operation of all university housing via DOA approved Management Contract
-

Management Contract

■ Foundation will:

- ❑ Finance, build, and own the facility
- ❑ Insure the facility
- ❑ Provide capital improvements and long-term maintenance
- ❑ Reimburse UWM for all actual expenses of operating the facility
 - Salaries and fringe benefits for personnel
 - Purchases of goods and services
- ❑ **Assume all risk**

■ UWM will:

- ❑ Market the facility and assign students consistent with other housing
- ❑ Coordinate the collection of all rents and fees for the Foundation
- ❑ Provide food service
- ❑ Provide residential programming
- ❑ Staff the facility consistent with other university housing
- ❑ **Establish room rates via BOR approval**

*UWM provides no guarantees for the number of students assigned or collection of rents. UWM is reimbursed for its expenses regardless of receipts.

Cooperative Effort

Our sincere thanks are extended to these individuals and their respective organizations. Without their support there would be no “Creative Solution”.

■ UW System

- Debbie Durcan
- David Miller
- Ed Alschuler

■ DOA

- Rob Cramer
- Frank Hoadley
- John Rothschild

■ UWM Foundation

- David Gilbert
- Curt Stang
- Bruce Block

■ UWM

- Scott Peak
 - Robin Van Harpen
 - Claude Schuttey
-



The Future: A Creative Solution

North Avenue Freshmen Residential Community

Project Team

■ Owner

- UWM Real Estate Foundation

■ Operator

- UWM Housing Auxiliary

■ Developer

- Capstone Direct, Birmingham, AL
- Direct Development, Milwaukee

■ General Contractor

- KBS Construction, Milwaukee

■ Architect of Record

- Eppstein Uhen Architects, Milwaukee

■ Design Architect

- Design Collective Inc., Baltimore, MD

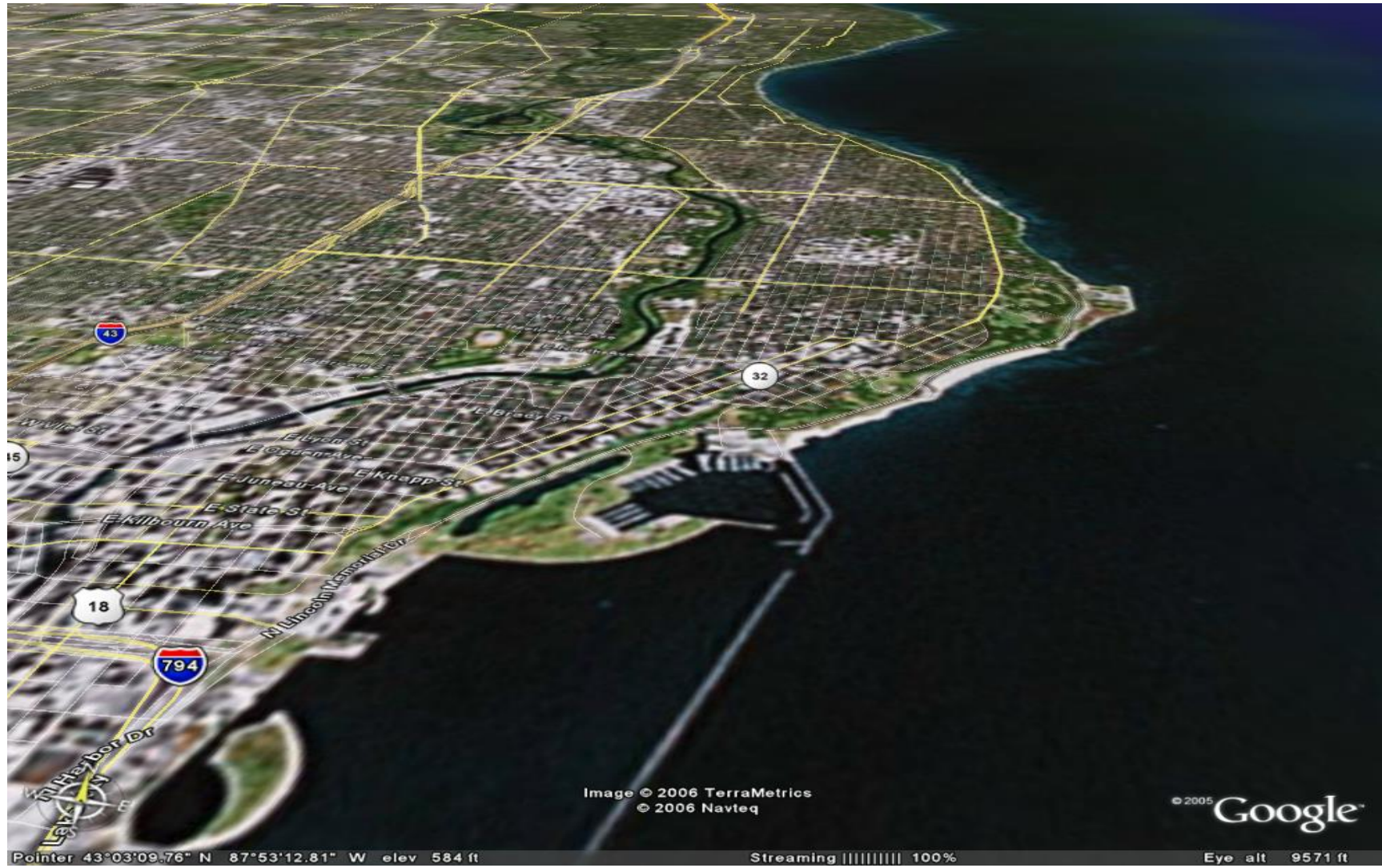
■ Civil Engineers

- Graef, Anhalt, Schloemer & Associates Inc., Milwaukee

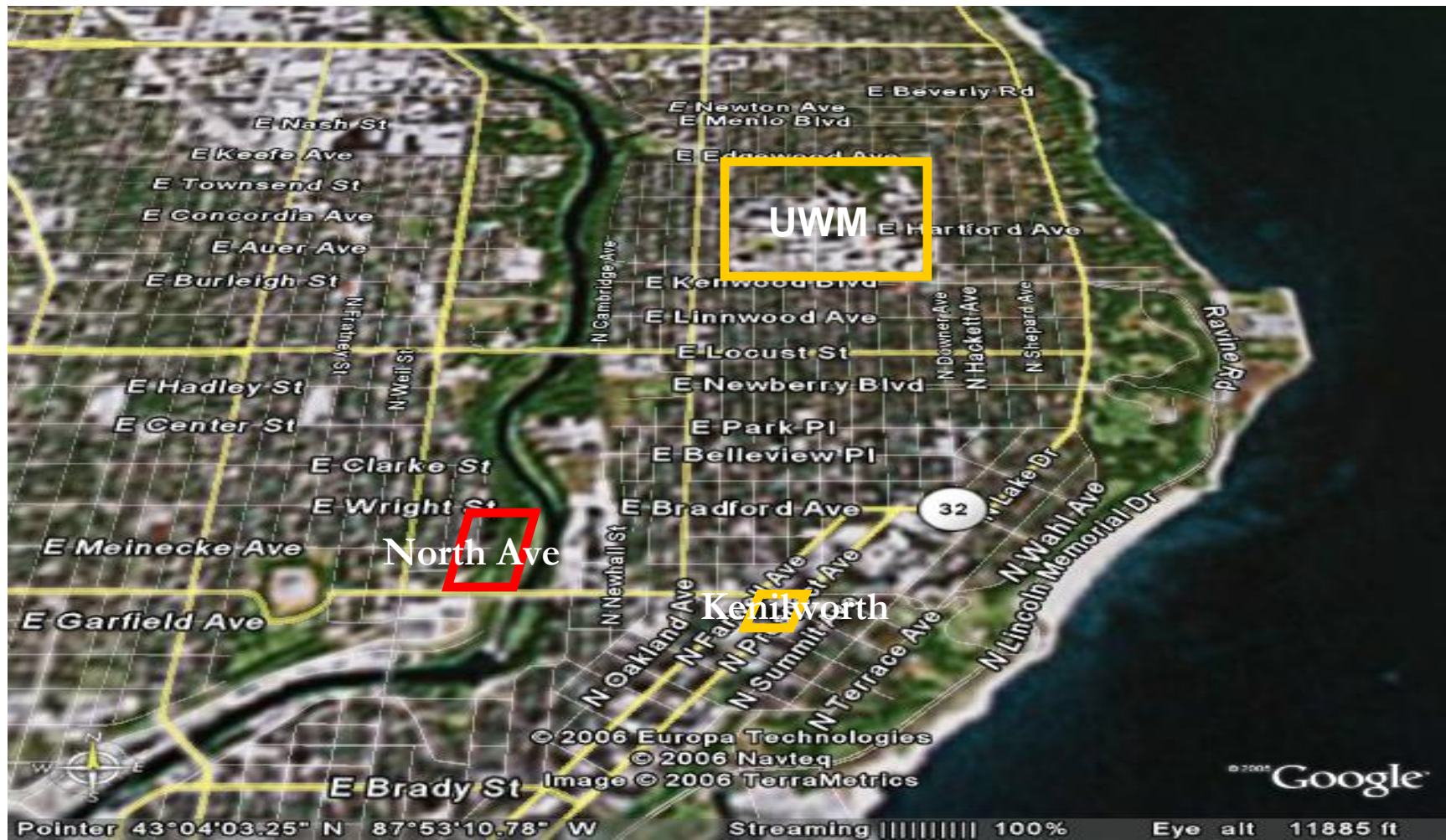
■ Landscape Architect

- Ken Saiki Design, Madison
-

In Perspective



A Sense of Community





Proposed Views



From North Ave.
Westward

From Walworth Ave.
Eastward



Architecture



West Elevation

East Elevation



Architecture

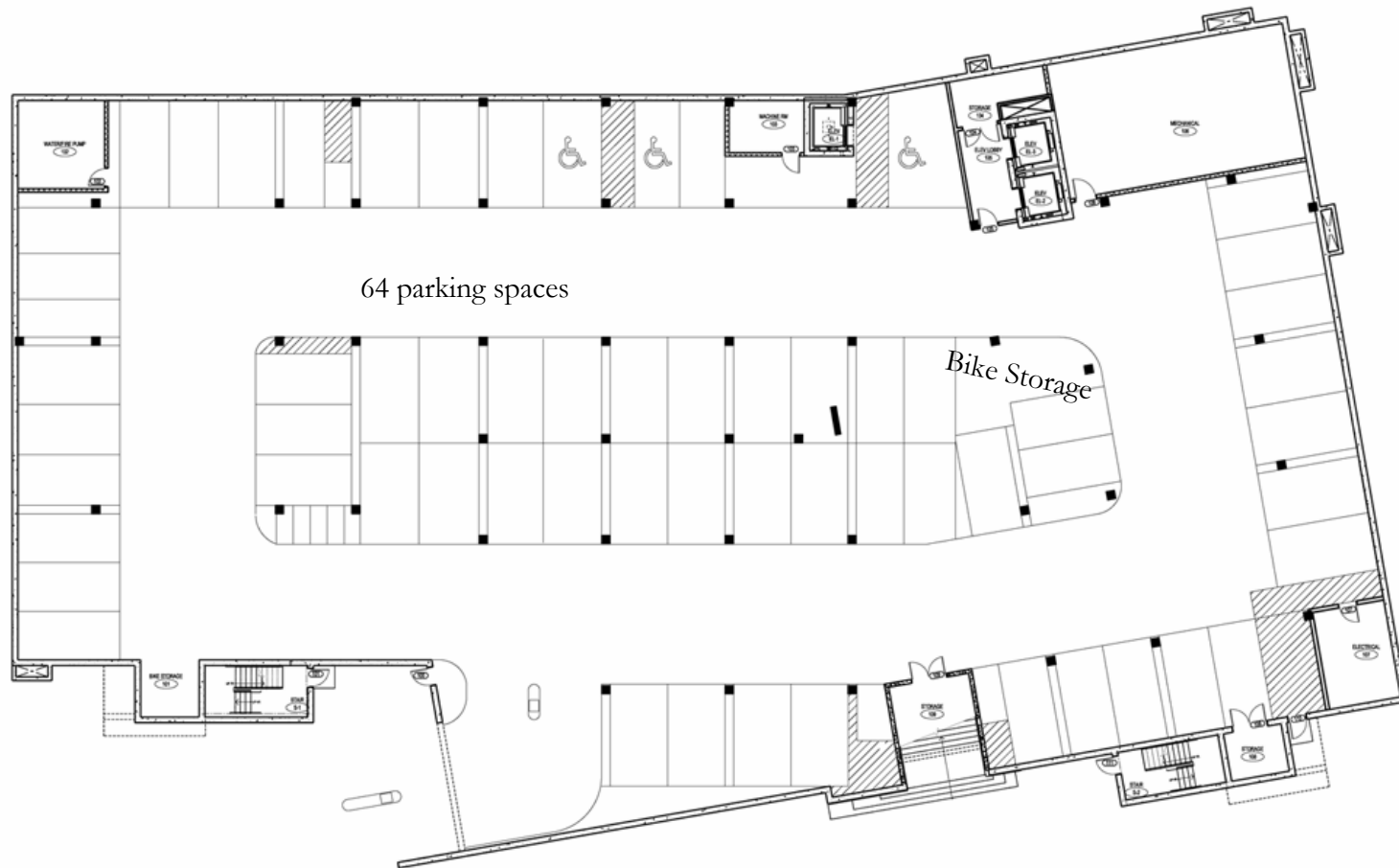


North Elevation

South Elevation



First Level



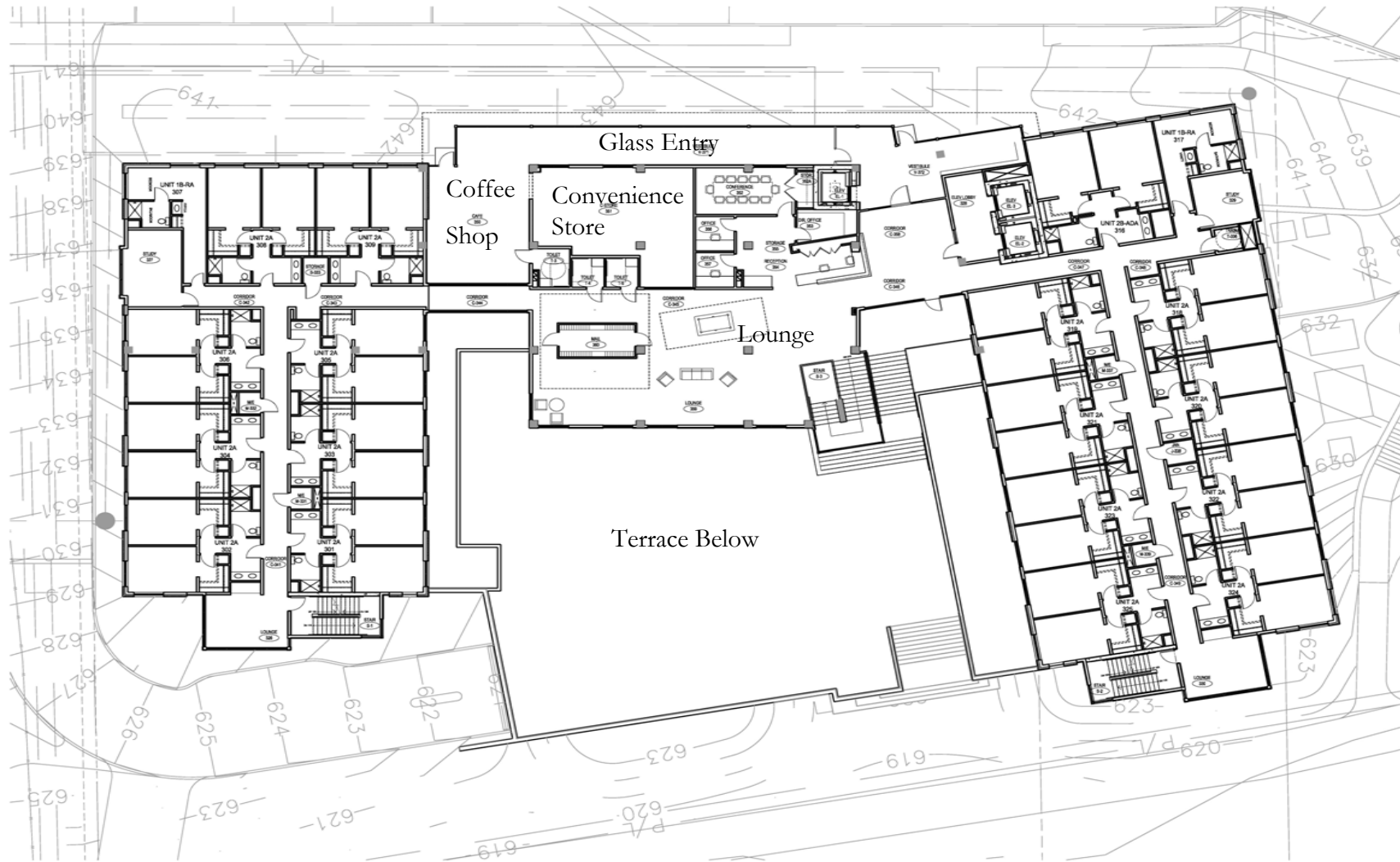
Floor Plan

Second Level



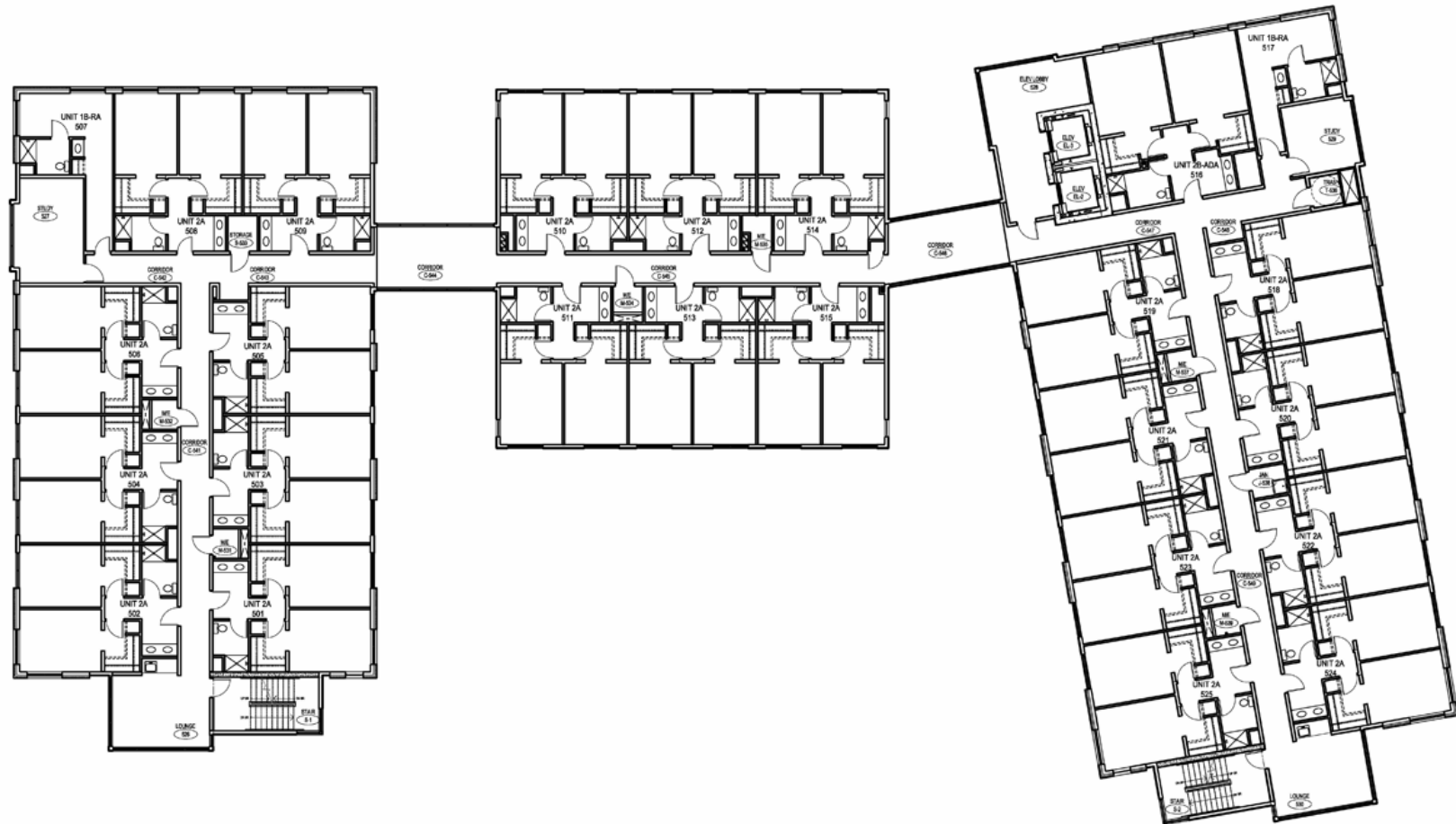
Floor Plan

Third Level



Floor Plan

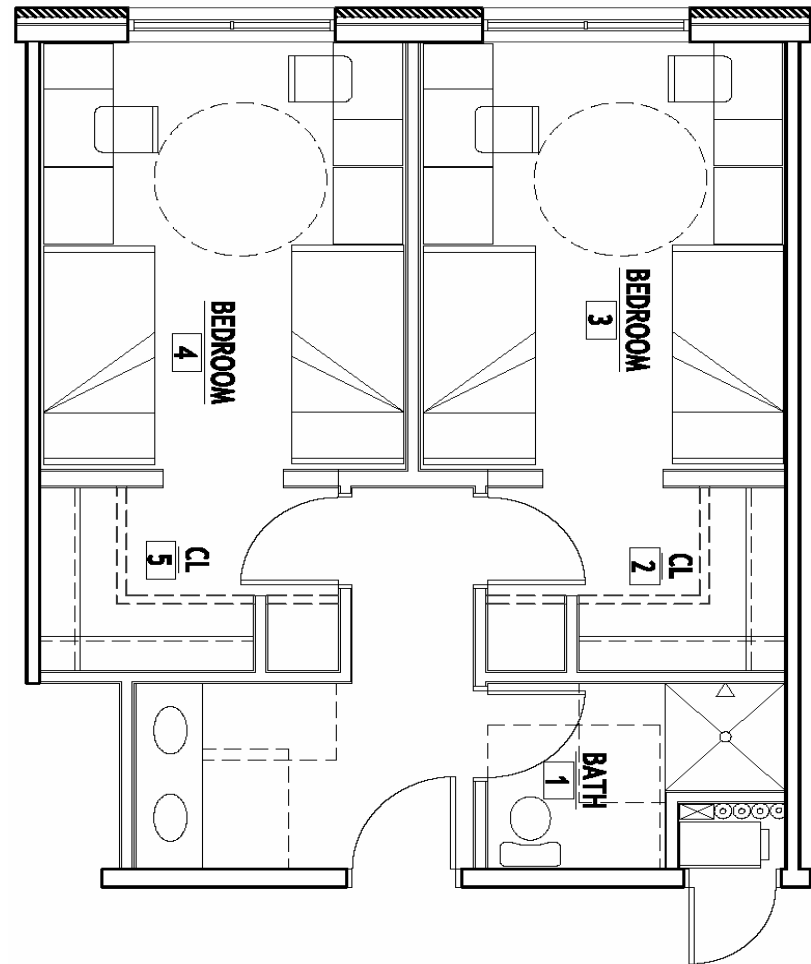
Fourth, Fifth and Sixth Levels



Floor Plan

Typical Unit Features

- Bath with 48 x 32 Shower
- 2 Bedrooms with closets and desks
- 4 data ports for internet
- Cable TV
- Carpeted bedroom
- Double vanity
- Double windows in each room



Site Details

- Approximately 1.5 miles from campus
 - Borders North Avenue and Milwaukee River
 - Environmental protected space, park lands and “green-space” for student out door activities
 - Project will connect bike path along the river
 - Creates a residential community
 - 6 blocks from Kenilworth
-

Building Features

■ Exterior

- ❑ Combination of brick and steel
 - ❑ Extensive use of glass
 - ❑ Terrace space
 - ❑ Double windows in units
 - ❑ Low profile roof
-

Building Features

■ Amenities

- ❑ **Dining facility**
 - ❑ Fitness room
 - ❑ Laundry facility
 - ❑ **Coffee shop**
 - ❑ Student lounges
 - ❑ Study lounges
 - ❑ **Convenience store**
 - ❑ Conference room
 - ❑ **Class room space**
 - ❑ Office space
 - ❑ High speed internet
 - ❑ Cable TV
 - ❑ **Student kitchen**
 - ❑ Secured entry and surveillance cameras
 - ❑ **Indoor bicycle storage**
-

Building Features

■ Beds – 488

- ❑ 113 Double occupancy suites with shared bath – 452
 - ❑ 20 **ADA** double occupancy suites with shared bath – 20
 - ❑ 1 Three bed / 2 room suite with shared bath – 3
 - ❑ 11 RA suites with private bath – 11
 - ❑ 1 Two bedroom director's suite with private bath – 2
-

Transportation Solutions

- 64 indoor parking spaces provided
 - ❑ On-site fee parking restricted to special needs
 - ❑ Free satellite parking with shuttle service for long-term parking
 - Bike Program
 - ❑ Space for 100+ bikes
 - ❑ Loaner bike program
 - ❑ Bike path provides easy access to campus and downtown Milwaukee
 - Shuttle Bus Service
 - ❑ Provided 24/7
 - 15 minute schedule
 - ❑ Full-size buses during class time
 - Shuttle vans all others
 - Milwaukee County Transit
 - ❑ Students have unlimited access to county transit system
 - ❑ Two bus routes available within one block
-

Project Schedule

- Foundation financed housing concept developed - September 2005
 - UWM Real Estate Foundation created – November 2005
 - First contact with Capstone - December 2005
 - Foundation approved current project – February 2006
 - City zoning approval – May 2006
 - M&I Letter of Credit for 100% financing – May 2006
 - Final County approval anticipated – June 23, 2006
 - Scheduled Start Date - July 7, 2006
 - Scheduled Completion - August 15, 2007
 - **10 months in process**
-

Project Cost

Gross square feet – 146,627

Beds - 488

- Construction - \$19.4 million
 - Cost per GSF - \$132.
 - Cost per bed - \$31,591
- * Total project - \$23.7 million
 - Cost per GSF - \$162
 - Cost per bed - \$48,558

* Excludes property purchase and contingency for purposes of comparison



The Past:
Sandburg East

Sandburg East

- Schedule

- Advanced for enumeration - Fall 1987
- Design Report approved - June 1999
- Budget increase approved - April 2000
- Construction contract awarded - May 2000
- Occupancy - August 2001

- **12 years in process**

- Cost of schedule delays - * \$5.8 million or 37.8%

* Based on R.S. Means' "Building Construction Cost Data" 64th annual edition 2006

Sandburg East

Gross square feet – 157,980

Beds - 404

■ As Occupied

- Construction - \$21.2 million
 - Cost per GSF - \$151
 - Cost per bed - \$59,158
- Total project - \$23.9 million
 - Cost per GSF - \$170
 - Cost per bed - \$67,000

■ * Escalated to 2006 Dollars

- Construction - \$27.4 million
 - Cost per GSF - \$174
 - Cost per bed - \$67,890
- Total project - \$30.9 million
 - Cost per GSF - \$196
 - Cost per bed - \$76,485

Past and Future: A Comparison

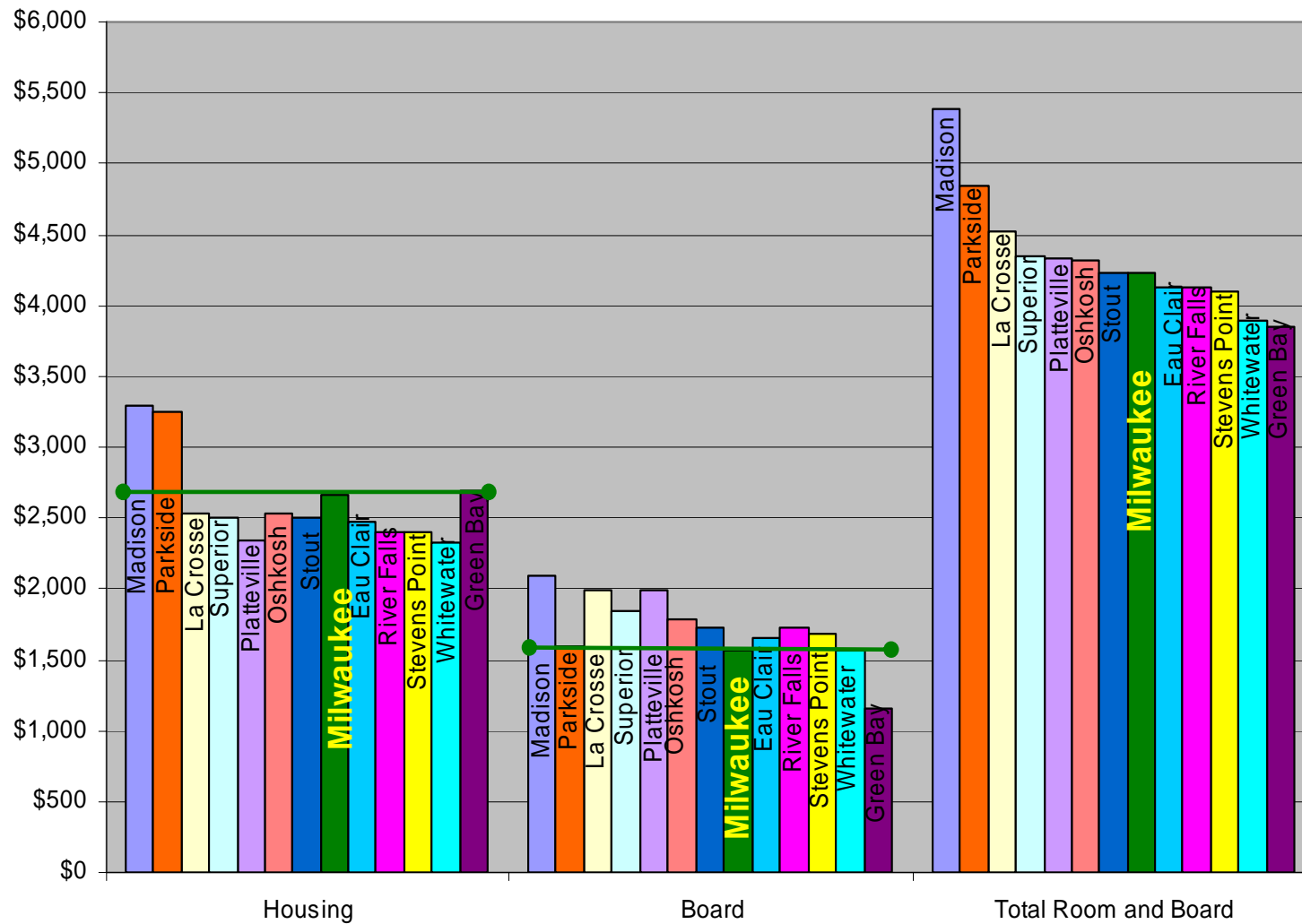
FEATURE	NORTH AVENUE	* SANDBURG
Gross Square Feet	146,627	157,980
Number of Beds	488	404
Construction Cost	\$19.4 Million	\$27.4 Million
Construction Cost Per GSF	\$132	\$174
Construction Cost Per Bed	\$31,591	\$67,890
Total Project Cost	\$23.7 Million	\$30.9 Million
Project Cost Per GSF	\$162	\$196
Project Cost Per Bed	\$48,558	\$76,485
Total Time to Construction	10 months	12 years

* Escalated to 2006 dollars using R.S. Means' "Building Construction Cost Data" 64th annual edition 2006

Questions



Room and Board Rates



Source: UW System 2005-2006 Fact Book