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

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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

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

* 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 within five years
  - Living communities located within 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 within 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

[Map showing the locations of UWM and Kenilworth along North Ave.]
Proposed Views

From North Ave. Westward

From Walworth Ave. Eastward
Architecture

West Elevation

East Elevation
Architecture

North Elevation

South Elevation
First Level

Floor Plan

64 parking spaces

Bike Storage
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 outdoor 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%*

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* 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

* Based on R.S. Means' “Building Construction Cost Data” 64th annual edition 2006
## Past and Future: A Comparison

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<tr>
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<th>* SANDBURG</th>
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<td>157,980</td>
</tr>
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<td>Number of Beds</td>
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<td>404</td>
</tr>
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<td>Construction Cost</td>
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<tr>
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<tr>
<td>Total Time to Construction</td>
<td>10 months</td>
<td>12 years</td>
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Questions
Room and Board Rates

Source: UW System 2005-2006 Fact Book