



# Campus Housing

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# Agenda

1. Housing Transformation Update
2. Kirwan-Blanding Complex Recommendation
3. Graduate/Family Housing Recommendation



# Housing Transformation Update





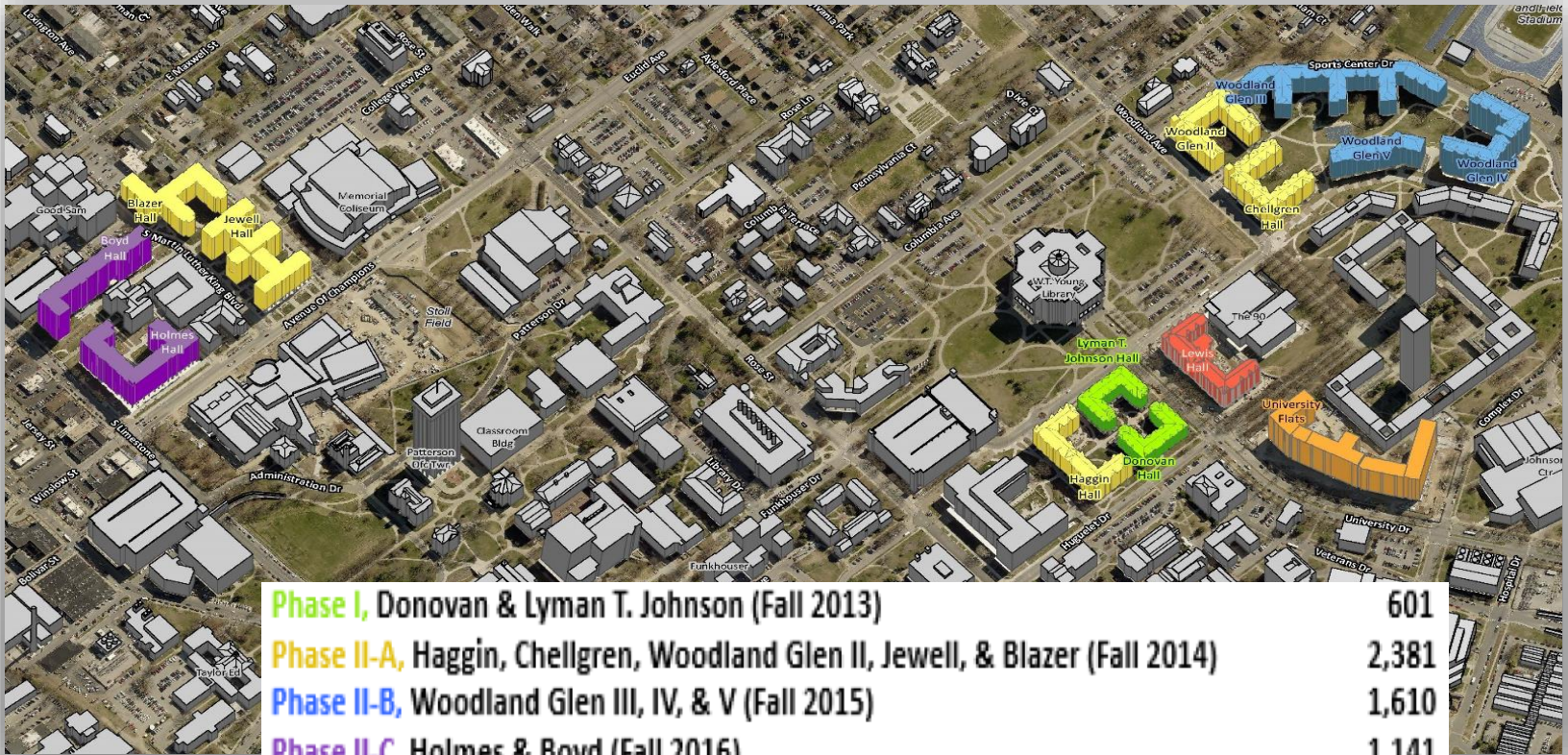
# Housing Transformation

	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19
<b>Undergraduate</b>	-	-	601	2,381	1,610	1,141	978	-
EdR New Online								
EdR Cumulative	-	-	601	2,982	4,592	5,733	6,711	6,711
UK Premium/Wildcat Coal Lodge	722	722	722	722	722	722	565	565
UK Traditional	4,432	4,432	3,892	2,515	1,342	167	-	-
<b>Total Undergraduate</b>	<b>5,154</b>	<b>5,154</b>	<b>5,215</b>	<b>6,219</b>	<b>6,656</b>	<b>6,622</b>	<b>7,276</b>	<b>7,276</b>
<b>Graduate</b>								
EdR New Graduate/Family	-	-	-	-	-	-	139	139
UK Graduate/Family	818	818	506	559	559	559	515	515
<b>Total Graduate</b>	<b>818</b>	<b>818</b>	<b>506</b>	<b>559</b>	<b>559</b>	<b>559</b>	<b>654</b>	<b>654</b>
<b>Grand Total</b>	<b>5,972</b>	<b>5,972</b>	<b>5,721</b>	<b>6,778</b>	<b>7,215</b>	<b>7,181</b>	<b>7,930</b>	<b>7,930</b>
<b>Enrollment</b>								
Undergraduate	20,152	20,878	21,495	22,274	22,761	22,674	22,476	
Graduate	7,942	8,050	7,890	7,857	7,959	8,087	7,997	
<b>Total</b>	<b>28,094</b>	<b>28,928</b>	<b>29,385</b>	<b>30,131</b>	<b>30,720</b>	<b>30,761</b>	<b>30,473</b>	





# Aerial Map- New Construction



<b>Phase I, Donovan &amp; Lyman T. Johnson (Fall 2013)</b>	601
<b>Phase II-A, Haggin, Chellgren, Woodland Glen II, Jewell, &amp; Blazer (Fall 2014)</b>	2,381
<b>Phase II-B, Woodland Glen III, IV, &amp; V (Fall 2015)</b>	1,610
<b>Phase II-C, Holmes &amp; Boyd (Fall 2016)</b>	1,141
<b>Phase III-A, University Flats (Fall 2017)</b>	771
<b>Phase III-B, Lewis Hall (Fall 2017)</b>	346
<b>Total</b>	<b>6,850</b>





# Kirwan-Blanding Complex Recommendation







# Kirwan-Blanding Complex





# Kirwan-Blanding Current Condition

- 2,696 beds (two towers and eight low-rises) and dining commons
- 50 years old; 59.0% Facility Condition Index (FCI\*)
  - FCI greater than 10% is considered poor
- Lack living/learning spaces for students
- Buildings are currently vacant
- EdR and UK Premium beds sufficient to accommodate current demand

\*FCI = total cost of deferred maintenance / estimated replacement value;  
0-5% = good condition; 5-10% = fair condition; >10% = poor condition





# Kirwan-Blanding Scenarios

	Mothball	Renovate	Full Demo <sup>4</sup>
Cost	\$275K/year	\$126.6M	\$15.0M
<u>Annual Impact</u>			
Revenues	\$0	\$11.6M	\$0
Expenses			
Operating <sup>1</sup>	\$275K	\$6.8M	\$15M
Debt Service <sup>2</sup>	\$0	\$9.0M	
Sinking Fund <sup>3</sup>	\$0	\$0.6M	
Net Income	-\$275K	-\$4.8M	-\$15M
Student Rate <sup>5</sup>		\$2,615	
Break-Even Rate		\$3,852	

1. Operating = Residence Life, maintenance, utilities, admin
2. Debt Service = \$126.6M debt load, 20 years, 4%
3. Sinking Fund = Capital Reserve of \$239 per bed

4. \$15M Demo = \$6.8M implosion + \$3.1M asbestos abatement + \$5.1M utility re-route
5. Student Rate = FY16 rate \$2,393 + 3% /yr



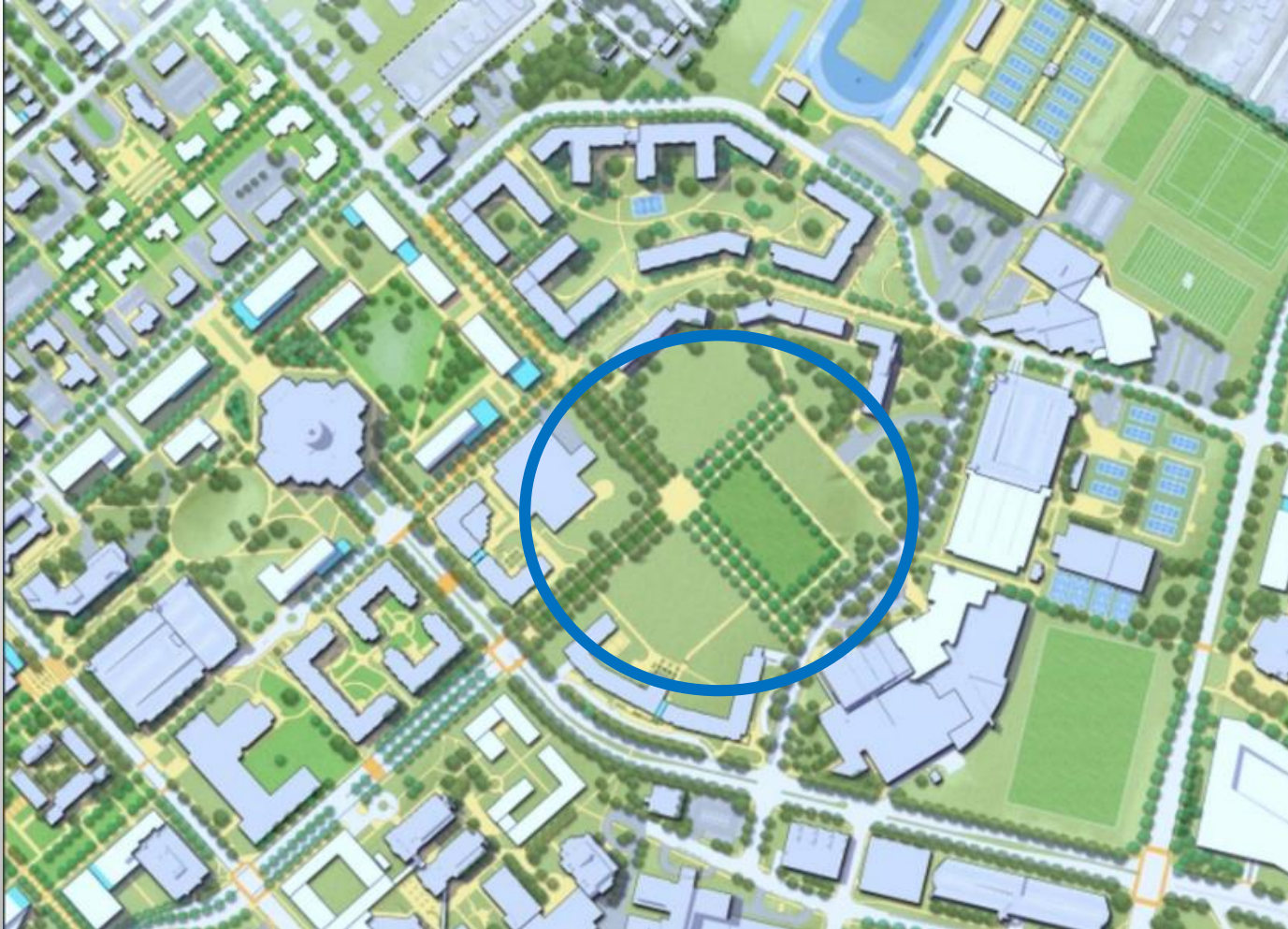
# Kirwan-Blanding Renovate Scenario Rate Comparison

Unit Type	SF Per Unit	SF Per Bed	Rate	Rate Per SF
<b>2018-2019 Academic Year Rates</b>				
4-Person Suite (UK)	620	155	\$3,700	\$23.87
4-Person Suite (P3)	787	197	\$3,874	\$19.69
2-BR Suite (P3)	506	253	\$4,416	\$17.45
<b>Kirwan Blanding Complex</b>				
2015-2016 Academic Year	188	94	\$2,393	\$25.46
Renovate & Break Even	188	94	\$3,852	\$40.97

Note: 2015-16 K-B Student Rate was \$2,393 per semester. If escalated at 3% per year, 2018-19 Student Rate would be \$2,615 per semester or \$27.82 per SF



# Kirwan-Blanding Concept







# Kirwan-Blanding Concept

- Lawn/Green Space
- Site Improvement Cost = \$5M-\$6M







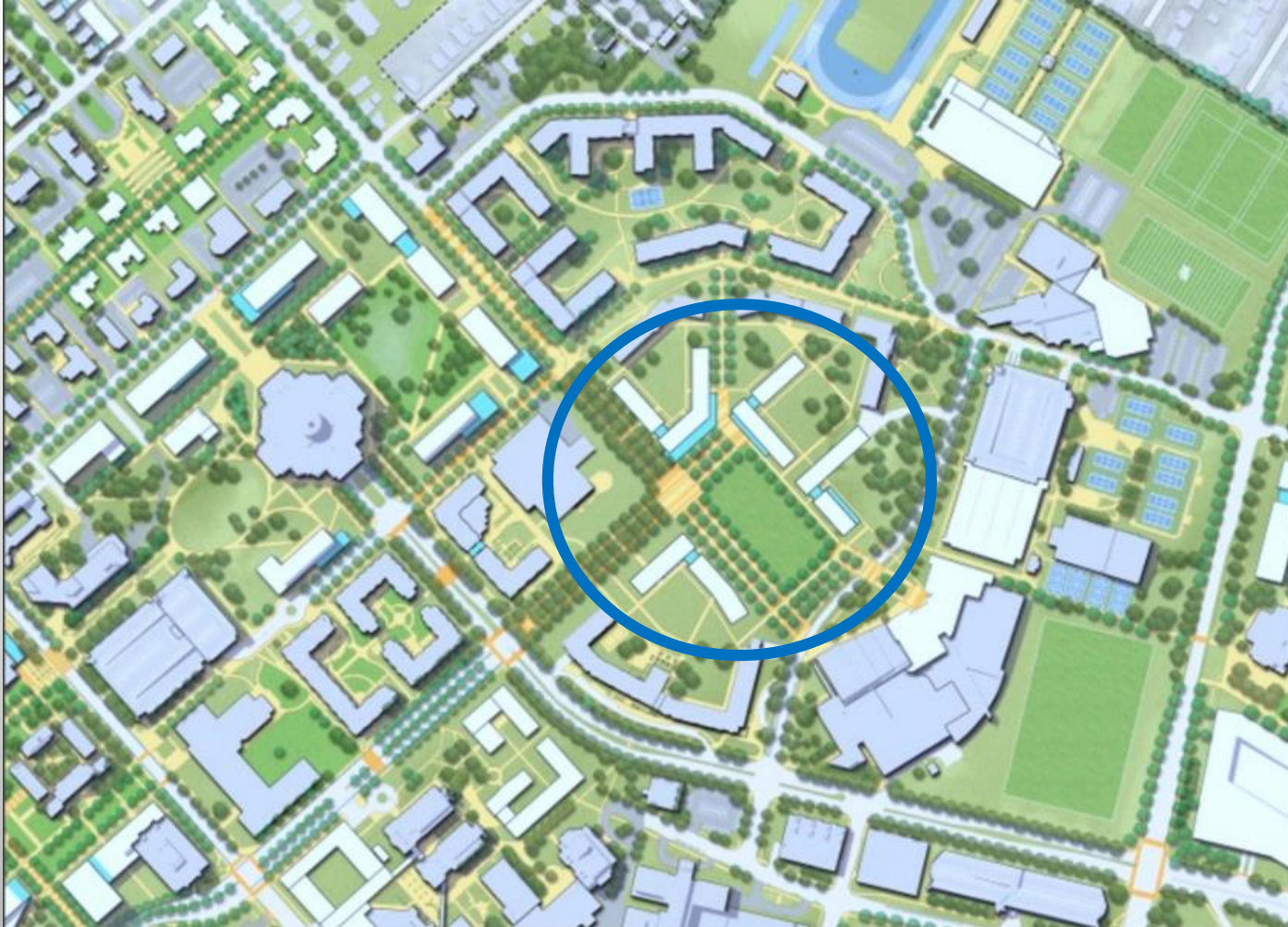
# Kirwan-Blanding Concept







# Kirwan-Blanding Future Growth Concept







# Kirwan-Blanding Future Growth Concept

- Quad



Building	GSF*	Est. Beds
1	120,000	400
2	91,300	300
3	90,000	300
4	115,000	390
<b>Total</b>		<b>1,390</b>



# Kirwan-Blanding Future Growth Concept







# Kirwan-Blanding Future Growth Concept







## FCR 6

### What are we recommending?

- Declare the property surplus and authorize the Executive Vice President for Finance and Administration, or his designee, to proceed with design and demolition of the Kirwan-Blanding Resident Housing Complex and Dining Commons
- The scope of this project is not expected to exceed \$25,000,000 and will be funded with a combination of agency funds and/or third-party financing. The demolition project was authorized by the 2016 Session of the Kentucky General Assembly, Decommission Facilities Pool at \$25,000,000 (Restricted Funds)



# Graduate/Family Housing Recommendation







# Graduate/Family Housing







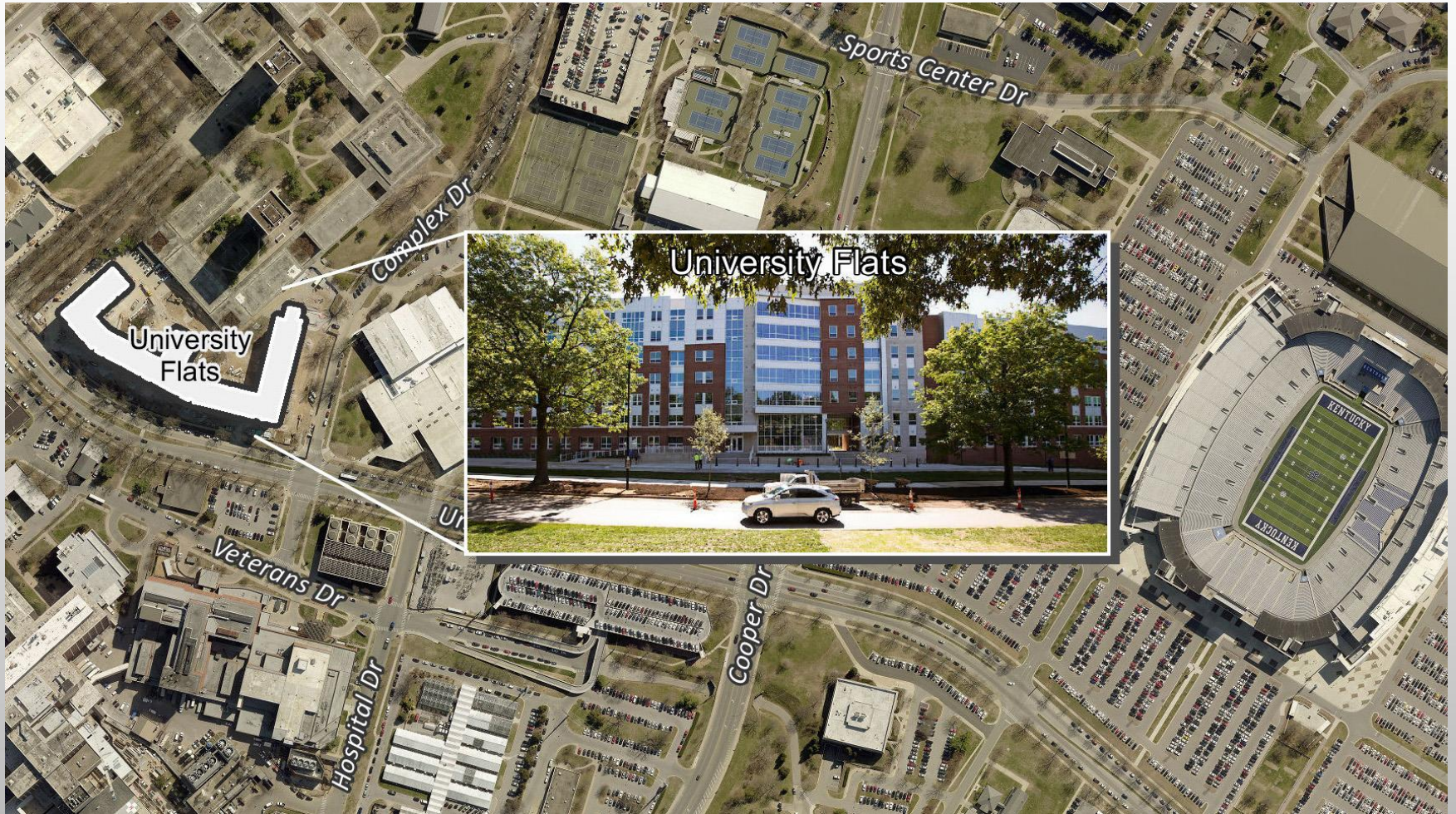
# Graduate/Family Housing







# Graduate/Family Housing







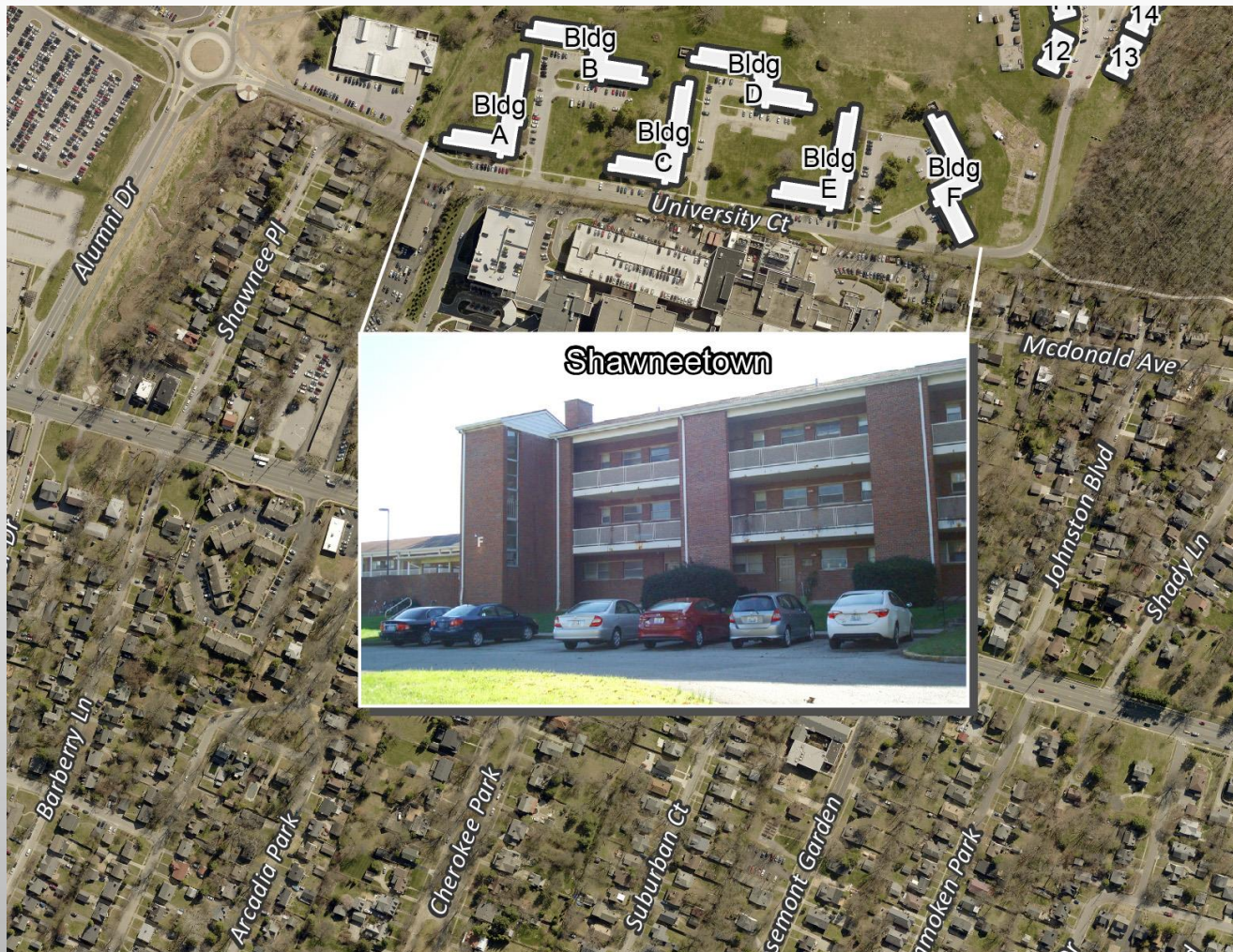
# Graduate/Family Housing







# Graduate/Family Housing







# Graduate/Family Housing







# Anderson Strickler Study

- Methodology:
  - Focus Groups
  - Off-campus Market Analysis
  - Peer Institution Analysis
  - Student Survey
- UK Graduate/Family facilities have reached the end of their useful life.
  - Average age of buildings: 50 years
  - Facility Condition Index (FCI\*) range 35% to 60.6%;
  - #1 reason students gave for moving off-campus was building age and condition

\*FCI = total cost of deferred maintenance / estimated replacement value;  
0-5% = good condition; 5-10% = fair condition; >10% = poor condition



# Anderson Strickler Study

- Results:
  - Housing is important to core groups of students
  - Recommended to offer housing units for 6% - 10% of full-time graduate/professional enrollment
  - Factors to consider:
    - Buildings in worst condition
    - Number of units
    - Type of units





# Graduate/Family Housing Supply and Demand

#	Grad/Family Housing Fall 2017	Yr Constructed	FCI	Units	Occupancy #	Occupancy %
1	Roselle	2005	5.0%	79	49	62%
2	Lexington Theological Seminary	Built 1993, purchased 2013	35.0%	60	59	98%
3	Commonwealth Village	Built 1963, purchase 1976	38.4%	123	0	0%
4	Greg Page	1979	55.4%	190	175	92%
5	Shawneetown	1959	60.6%	186	171	92%
	<b>UK Total</b>			<b>638</b>	<b>454</b>	<b>71%</b>
6	University Flats (P3)	2017		139	139	100%
	<b>Total Grad/Family</b>			<b>777</b>	<b>593</b>	<b>76%</b>



# Greg Page Apartments

- 24 buildings; 190 units; 92% occupancy
- Built in 1979
- Very poor condition
  - Facility Condition Index: 55.4%
  - Cost to Renovate: \$38.4M
- Recommendation:
  - Rebuild on existing apartment pads with one- and two-bedroom, 3-story garden style apartments
  - 25 buildings; 300 units (504 beds)





# Greg Page Design Concept





# Shawneetown

- 186 units, 92% occupancy
- Built in 1959
- Facility Condition Index = 60.6%
- Recommendation:
  - Land-bank for future use





# Shawneetown Design Concept





# Commonwealth Village

- 123 units; 0% occupancy
- Built in 1963; 3 acres on Nicholasville Rd
- Very poor condition
  - Facility Condition Index = 38.4%





## FCR 7

### What are we recommending?

- Declare the property surplus and authorize the Executive Vice President for Finance and Administration, or his designee, to sell using the method that produces the highest price
- Create a graduate housing replacement fund from the proceeds



# Graduate/Family Housing

- Implementation of the proposed concepts will be approached in phases to manage the housing supply

Concept Completion Summary			
#	Residence	Unit Types	Units
1	Lexington Theological Seminary	26 Efficiency 14 1-BR 4 2-BR 16 TH	60
2	Greg Page	96 1-BR 204 2-BR	300
3	Roselle	79 Single	79
4	University Flats	59 Studio 80 1-BR	139
	<b>Total Grad/Family</b>		<b>578</b>
	Current Occupancy		593





# Q & A