

***FY2012***  
***Capital Improvement Budget***

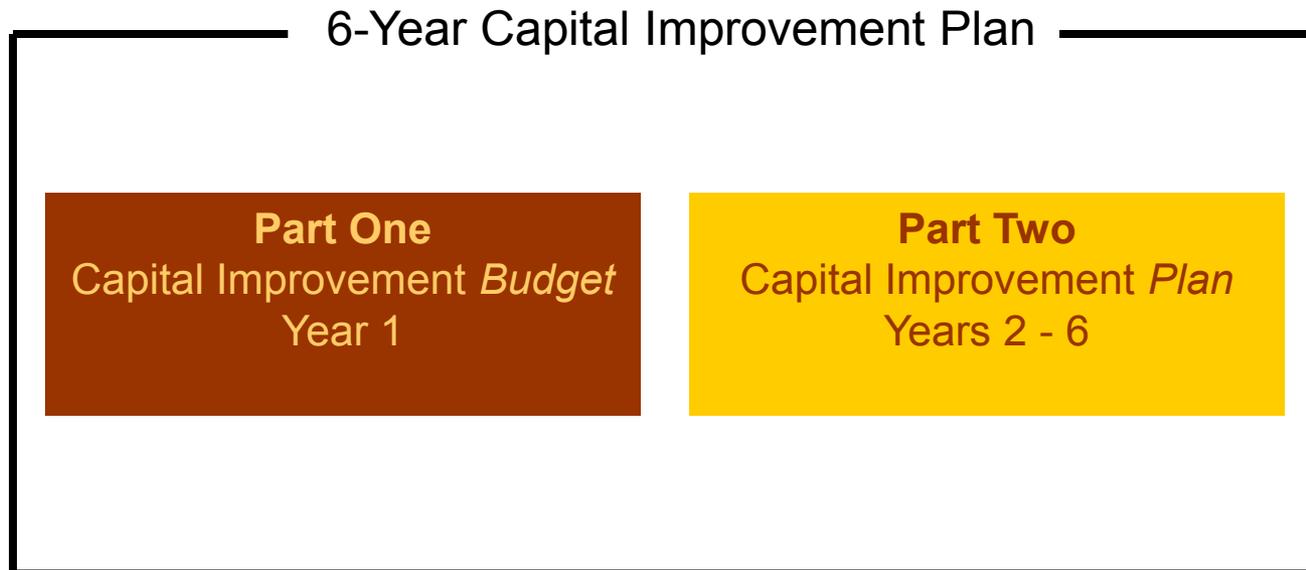
***Board of Regents***  
***Facilities Committee***  
***June 2011***



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# *Capital Improvement Plan*

Board of Regents Policy directs the administration to develop a capital budget with a “6-year time horizon, updated annually”



## *Annual Capital Improvement Budget*

- Year 1 of the Six-Year Capital Improvement Plan
- Includes individual projects over \$500K
- Projects must have completed predesign
- Projects must be fully funded
- Approved projects move into design and/or construction



# *Annual Capital Improvement Budget Crookston Projects*

- Repair and Replacement
- Housing (Design)



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# *Annual Capital Improvement Budget Crookston Housing*

- Proposed plan would add 145 beds to UMC's existing inventory of 577 beds.
- 55 percent of UMC's housing stock was constructed prior to 1970.
- The 2006 and 2009 housing projects (Centennial and Evergreen Halls), included the removal of older housing that often no longer met code (Robertson, Lee, and Brink Halls). This would be the first project that would purely add housing to the campus.
- Degree-seeking undergraduate enrollment has increased 38% since 2006. This increase has been primarily seen in students from the Twin Cities metro area, foreign students, and an increase in students from outside the Midwest.
- For the recently completed 2010-11 school year, Crookston student housing ran at 106% of capacity, with 35 students in overflow housing situations and 8 students in a contract site off-campus (Northland Inn).
- Fall 2011 housing projections include 35 students in overflow housing, and an additional 22 students being assigned to a contract site off-campus (Northland Inn), for a total of 634 housing contracts. An additional 20 students above and beyond those with contracts above participated in the housing lottery this spring, but when they were denied on-campus housing elected to not keep their names on waiting lists.



# *Annual Capital Improvement Budget Duluth Projects*

- Repair and Replacement
- Marshall Performing Arts Center Renovation
- Montague Hall Renovation
- Parking Lot B Replacement
- UMD Bookstore Improvements



# *Annual Capital Improvement Budget Morris Projects*

- Repair and Replacement



# *Annual Capital Improvement Budget Twin Cities Projects*

- Repair and Replacement
- Parking Lot Improvements
- Lind Hall Student Services Renovation
- Nursing Simulation Laboratory
- Rec. Sports Inflatable Structure & Fields
- St. Anthony Falls Laboratory
- Community University Health Care Clinic Renovation
- Norris Gymnasium & Field House Demolition
- Fourth Street Housing – Design



# *Annual Capital Improvement Budget*

## *Fourth Street Housing*

### **Why On-Campus Housing?**

- On-campus housing plays an important role in supporting the University's academic mission.
- The on-campus housing environment supports and nurtures the personal growth and development of students through the intentional design of programs and services that focus on comprehensive student development.
- Attractive, well-maintained, student-centered residential communities play an important role in the recruitment of highly qualified prospective students. Many parents are reluctant to rent private sector apartment style off-campus housing for their freshman children and for early career (second semester and sophomore) transfer students.
- Research, as well as U of MN data, indicates that the on-campus living experience contributes significantly to students' academic success, retention, graduation, and overall satisfaction with a student's University experience.



## Residence Hall Success Statistics

- Freshman Year Living in Residence Hall?**

<b>4- Year Graduation Rate</b>	<b>No</b>	<b>Yes</b>	<b>Difference</b>
F '06 to '10	36.2	53.6	+17.4%
F '05 to '09	33.9	50.7	+16.8%
<b>1<sup>st</sup> Year Retention Rate</b>	<b>No</b>	<b>Yes</b>	<b>Difference</b>
'09 - '10	86.2	90.2	+4 %
'08 – '09	85.1	91.8	+6.7 %
<b>1<sup>st</sup> Year GPA</b>	<b>No</b>	<b>Yes</b>	<b>Difference</b>
F'09	2.94	3.22	+.29
F'08	2.99	3.25	+.26



## Transfer Experience (NSSE Survey Results)

- If you could start over again, would you go to the same institution you are attending now?

	Yes
Transfers	75.1%
Freshman	87.4%
Difference	-12.3%



### Differences between Transfer and Non-Transfers

- Transfer students describe their undergraduate experience differently than those who started at UMTC as freshmen.
- Except for *Academic Challenge*, transfer students rate their experience with four of the five benchmark indicators consistently lower.
- Transfer students report lower quality relationships with both faculty/staff and other students.



## Why more now?

- Enrollment growth: The size of the first-year class and the transfer student class is a key driver that defines the demand for on-campus housing. The first-year student enrollment target is expected to grow by 250 to 300 students in the next 5 years.
- Acceptance rates: International and out of state students choose and accept U housing at a higher rate than in-state, and particularly Twin Cities students. As the U seeks more out of state non-reciprocity students the demand for on-campus housing is increasing.
- Transfer students: HRL is unable to meet the current on-campus housing demand for transfer students.
  - 57% of all survey respondents indicated an interest in living on campus, including 69% of survey respondents between the ages of 18-19.
  - HRL estimates that approximately 400-500 transfer students would choose to live on campus if space were available.
- Developing second-year living communities. New national research suggests that students who live on campus for a second year achieve greater academic success (GPA) and persist and graduate at higher rates than those students who do not live on campus for a second year. The University would like to implement second-year living learning communities, but is currently constrained by housing availability.



## What do we have now?

- Housing & Residential Life (HRL) currently manages and maintains eight (8) residence halls and (3) apartment facilities (one of which is a leased facility housing 420 students) for single undergraduate students, with a total capacity of 6,331 beds. Residential Dining Centers are located in six residence halls (students living in the residence halls are required to purchase a meal plan).
- The University houses approximately 21% of its undergraduate enrollment. This is the lowest percentage in the Big 10. (Percentages range from 21% to 38 %.)
- HRL also provides 824 on-campus apartments/townhome units to students with families in two cooperative housing communities (Commonwealth Terrace and Como Student Community); and 48 townhomes as a transitional housing facility for newly hired faculty and staff (Pillsbury Court).
- The University has made a strategic decision in recent years to focus its housing offerings on the more traditional residence hall with a meal plan requirement, leaving apartment-style student housing to the private sector. The University is in a unique position to offer on-campus housing with a common dining program as the private sector has difficulty arranging financing for non-apartment style housing.



## Planning Efforts

Housing & Residential Life (HRL) continually assesses and monitors the demand for on-campus housing.

### *Major Finding of the 2004 Study:*

- HRL has the on-campus housing capacity to meet most of the demand for on-campus housing,
- The 1,754 beds added to the on-campus housing inventory since 1995 was adequate based on first-year student enrollment and on-campus housing projections/yield rates.

### *Major Findings of the 2009 Study:*

- The percentage of first-year students applying for on-campus housing increased from 77% in fall 2004 to 82% in fall 2009, and 86.6% in fall 2010.
- Consider adding 800-1,000 beds to the current on-campus housing inventory to:
  - Guarantee on-campus housing to all first-year students who apply for housing by May 31st.
  - Reduce the number of “expanded” housing spaces utilized by a minimum of 200 beds.
  - Guarantee 300-400 on-campus housing spaces for transfer students
- Consider adding an additional 400-500 beds to meet the following secondary objectives:
  - Develop and implement sophomore year living learning communities for 300-400 students
  - Provide 100-200 on-campus housing spaces for single graduate/professional students



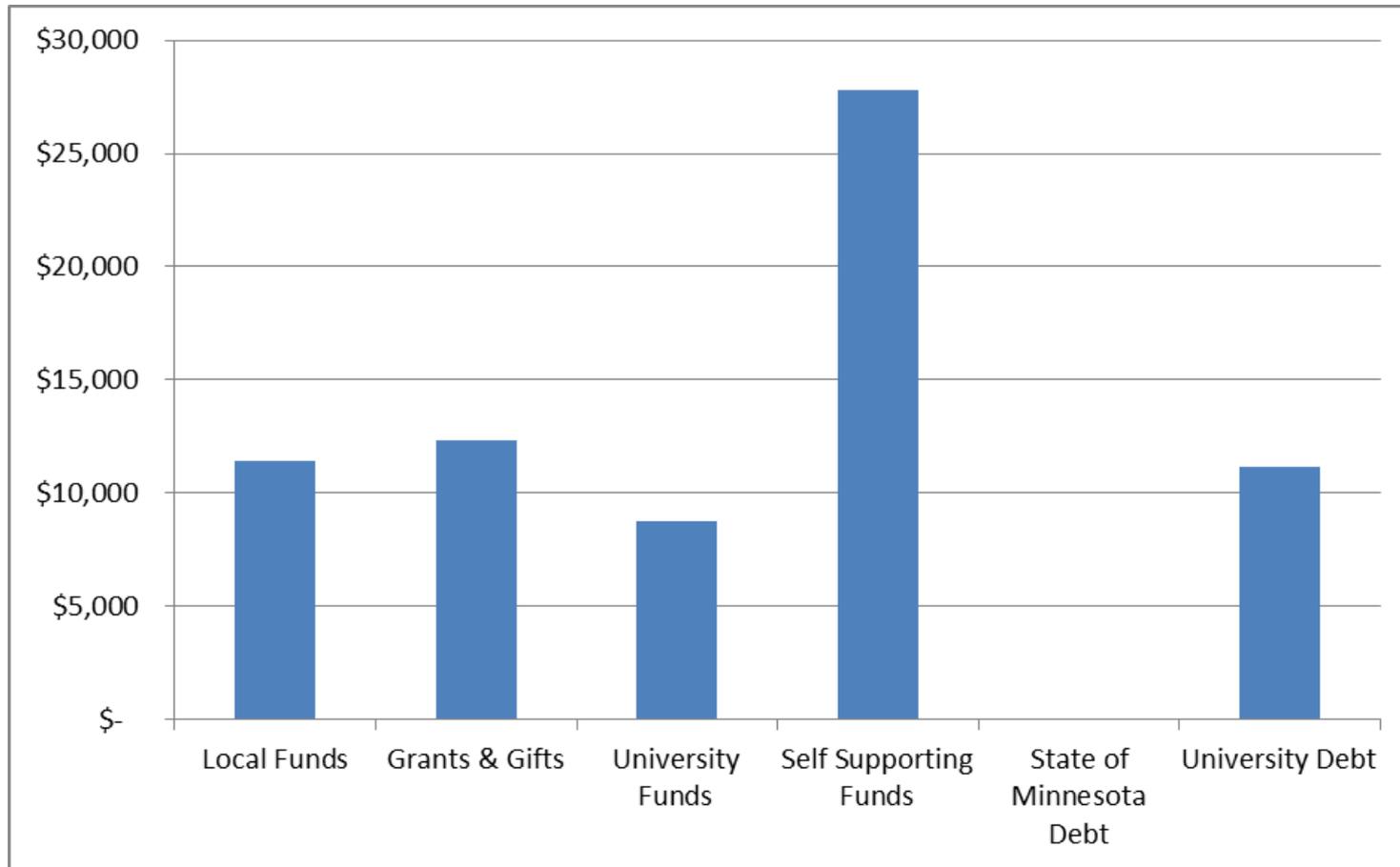
## What will we build?

- A new housing facility on the 1700 Block of Fourth Street SE, including the site of the former Newman Center (1701 University Avenue SE)
- Approx. 600 beds in fifteen 40-person communities, including up to 200 beds for Greek organizations.
- On-site dining facility
- Chapter house space for interested Greek organizations
- Open in the Fall of 2013
- Total project cost to be established at the end of the predesign phase.
- Funded with University debt backed by housing fees.



# 2012 Capital Budget

\$71.3 Million



Dollars in Millions



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# Questions / Discussion



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