

# North Carolina Central University

## **P3 Student Housing Analysis**

Board of Trustees Update

November 14<sup>th</sup>, 2017

# P3 Housing Update

## *Presentation Agenda*

- Recommendations
  - *Recommended on-campus bed supply*
  - *Phasing schedule*
  - *Potential development sites*
  - *Preliminary cost estimates*
  
- Next Steps
  - *Approval to proceed*
  - *Procurement timeline*
  
- Discussion

# Recommendations

## *Addressing NCCU's Housing Needs*

**NCCU should take the following steps to implement the sophomore live-on requirement and address other pressing on-campus housing needs:**

- 1. Build 800 new on-campus beds (Phase I)**
  - *Build 414 new semi-suite beds for sophomores*
  - *Build 386 new apartment beds for juniors, seniors, and graduate students*
  
- 2. Replace 417 existing beds with 440 new beds (Phase II)**
  - *Take 392 traditional beds (Baynes) and 25 apartment beds (George Street) with significant deferred maintenance needs offline when Phase I opens*
  - *Replace with 436 additional new semi-suite beds for sophomores and transfers on Baynes and George St sites*

### **Key Points:**

*Recommending a development program of 1,240 total beds (823 net new beds).*

*Replacing halls with largest deferred maintenance needs will minimize cash investment by NCCU and realign the overall system supply to better serve student residents.*

# Recommendations

Supporting the Plan – Total Number of Beds

	STUDENT CLASSIFICATION (ALL FULL-TIME)										
	1st-time FR	Other FR	1st-time FR + Other FR	SO	JR	SR	SO + JR + SR	Other FT UG	Total FT UG	Total FT GR	Total FT UG + GR
<b>Enrollment</b>	1,257	696	<b>1,953</b>	1,493	1,323	1,111	<b>3,927</b>	115	<b>5,995</b>	1,343	<b>7,338</b>
<i>Capture Rates</i>	90%	85%	<b>88%</b>	75%	35%	25%	<b>47%</b>	0%	<b>60%</b>	5%	<b>50%</b>
<b>Total Beds</b>	1,131	592	<b>1,723</b>	1,120	463	278	<b>1,860</b>	0	<b>3,583</b>	67	<b>3,651</b>



Total on-campus beds needed = 3,651 beds

*(Less: Current on-campus supply = 2,828 beds)*

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**Estimated on-campus bed deficit = 823 beds**

# Recommendations

Supporting the Plan – Types of Beds

	STUDENT CLASSIFICATION (ALL FULL-TIME)										
	1st-time FR	Other FR	1st-time FR + Other FR	SO	JR	SR	SO + JR + SR	Other FT UG	Total FT UG	Total FT GR	Total FT UG + GR
<b>Enrollment</b>	1,257	696	<b>1,953</b>	1,493	1,323	1,111	<b>3,927</b>	115	<b>5,995</b>	1,343	<b>7,338</b>
<i>Capture Rates</i>	90%	85%	<b>88%</b>	75%	35%	25%	<b>47%</b>	0%	<b>60%</b>	5%	<b>50%</b>
<b>Total Beds</b>	1,131	592	<b>1,723</b>	1,120	463	278	<b>1,860</b>	0	<b>3,583</b>	67	<b>3,651</b>

**Traditional**

1,132 1<sup>st</sup>-time FR  
+  
75% of other FR

**Suites**

25% of other FR  
+  
1,120 sophomores

**Apartments**

464 juniors  
+  
278 seniors  
+  
67 graduate students

**1,581 Traditional Beds**

**1,262 Suite Beds**

**808 Apartment Beds**

**Total of 3,651 on-campus beds**



# Recommendations

## Phased Delivery

Bed Supply by Type	Academic Years					
	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
Traditional (existing)	1,973	1,973	1,973	1,581	1,581	1,581
Traditional (new)	0	0	0	0	0	0
<b>Total Traditional</b>	<b>1,973</b>	<b>1,973</b>	<b>1,973</b>	<b>1,581</b>	<b>1,581</b>	<b>1,581</b>
<i>% of system</i>	<i>70%</i>	<i>70%</i>	<i>70%</i>	<i>49%</i>	<i>49%</i>	<i>43%</i>
Suite (existing)	408	408	408	408	408	408
Suite (new)	0	0	0	414	414	854
<b>Total Suites</b>	<b>408</b>	<b>408</b>	<b>408</b>	<b>822</b>	<b>822</b>	<b>1,262</b>
<i>% of system</i>	<i>14%</i>	<i>14%</i>	<i>14%</i>	<i>26%</i>	<i>26%</i>	<i>35%</i>
Apartment (existing)	447	447	447	422	422	422
Apartment (new)	0	0	0	386	386	386
<b>Total Apartments</b>	<b>447</b>	<b>447</b>	<b>447</b>	<b>808</b>	<b>808</b>	<b>808</b>
<i>% of system</i>	<i>16%</i>	<i>16%</i>	<i>16%</i>	<i>25%</i>	<i>25%</i>	<i>22%</i>
<b>Total On-Campus Beds</b>	<b>2,828</b>	<b>2,828</b>	<b>2,828</b>	<b>3,211</b>	<b>3,211</b>	<b>3,651</b>
<i>% of system</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>	<i>100%</i>
<b>Annual Net New Beds</b>	-	-	-	<b>383</b>	<b>0</b>	<b>440</b>
Total Net New Beds	-	-	-	383	383	823
<b>Total New &amp; Replacement Beds</b>	-	-	-	<b>800</b>	<b>800</b>	<b>1,240</b>

***Phasing is necessary to minimize occupancy and enrollment growth risks.***



# Recommendations

## *Potential Housing Sites*

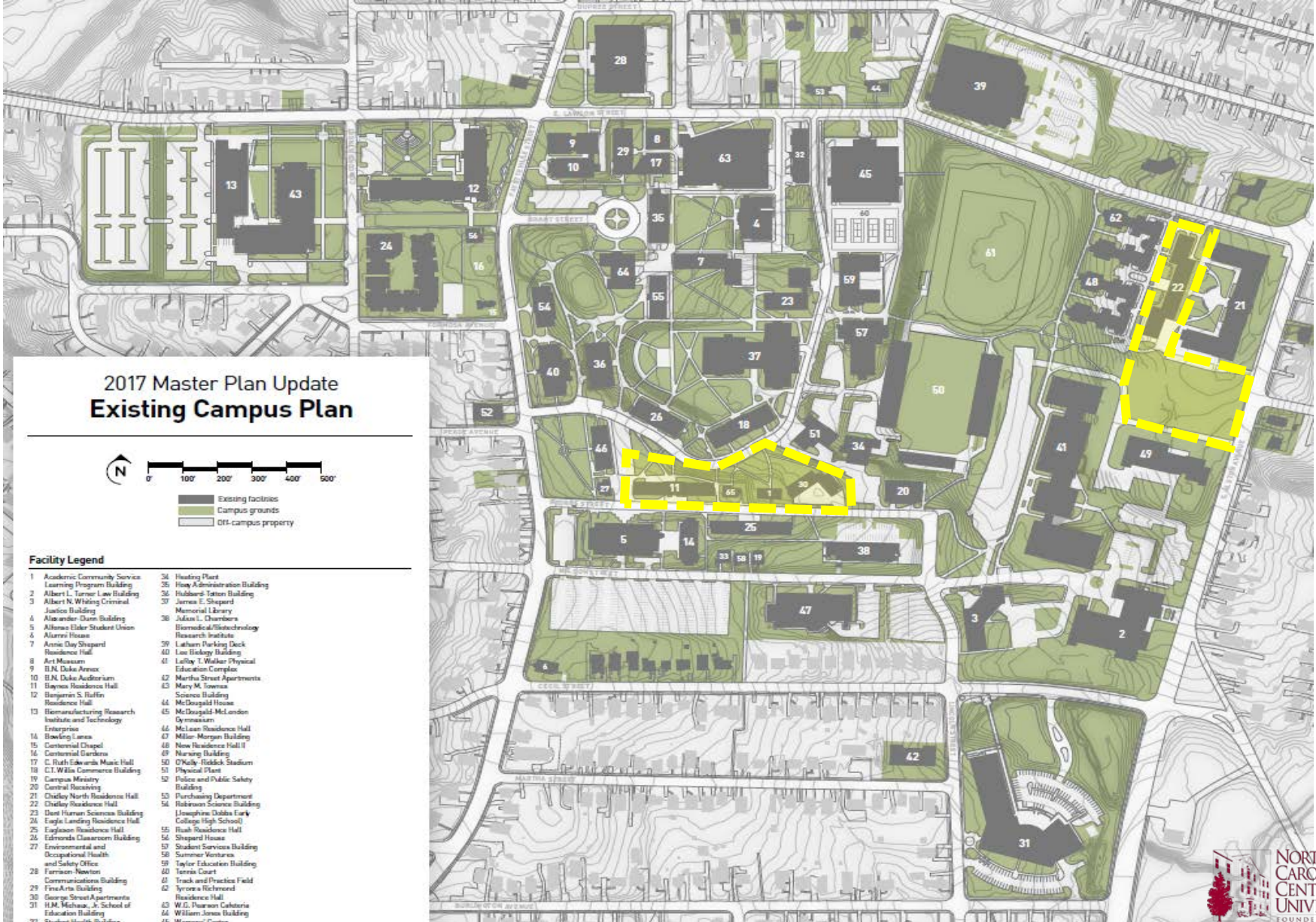
**The University is considering two sites for new and replacement housing per the latest Campus Master Plan (updated summer 2017):**

- **Baynes and George Street Sites**
  - *Replace Baynes, George St Apartments, and other small structures (per long-term Campus Master Plan)*
  - *Central campus location in close proximity to New Student Center*
  
- **Chidley Campus Precinct**
  - *Open site between Chidley North and Nursing*
  - *Opportunity to address vacant Chidley Main building*
  - *Additional housing and supporting amenities could enhance the “Chidley Neighborhood” area of campus*

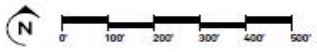


# Recommendations

## Potential Housing Sites



### 2017 Master Plan Update Existing Campus Plan



- Existing facilities
- Campus grounds
- Off-campus property

#### Facility Legend

- |  |   |
|--|---|
| 1 Academic Community Services Learning Program Building          | 34 Healing Plant  |
| 2 Albert L. Turner Law Building                                  | 35 Hoey Administration Building                                   |
| 3 Albert N. Whiting Criminal Justice Building                    | 36 Hubbard-Tatton Building  |
| 4 Alexander-Damm Building  | 37 James S. Sheppard Memorial Library                             |
| 5 Alliance Elder Student Union                                   | 38 Julian L. Chambers Biomedical/Biotechnology Research Institute |
| 6 Alumni House   | 39 Lashen Parking Deck  |
| 7 Annie Clay Shepard Residence Hall                              | 40 Law Biology Building   |
| 8 Art Museum   | 41 Lefly T. Walker Physical Education Complex                     |
| 9 B.N. Duke Annex  | 42 Martha Street Apartments                                       |
| 10 B.N. Duke Auditorium  | 43 Mary M. Towens   |
| 11 Baynes Residence Hall   | 44 Sciences Building  |
| 12 Benjamin S. Ruffin Residence Hall                             | 45 McDougald-McLendon Gymnasium                                   |
| 13 Biomanufacturing Research Institute and Technology Enterprise | 46 McLean Residence Hall  |
| 14 Bowling Lane  | 47 Miller-Morgan Building   |
| 15 Centennial Chapel   | 48 New Residence Hall II  |
| 16 Centennial Gardens  | 49 Nursing Building   |
| 17 C. Ruth Edwards Music Hall                                    | 50 O'Keefe-Riddick Stadium  |
| 18 C.T. Wiles Commerce Building                                  | 51 Physical Plant   |
| 19 Campus Ministry   | 52 Police and Public Safety Building                              |
| 20 Central Receiving   | 53 Purchasing Department  |
| 21 Chisley North Residence Hall                                  | 54 Robinson Science Building                                      |
| 22 Chisley Residence Hall  | 55 Josephine Dobbs Early College High School                      |
| 23 Dent Human Sciences Building                                  | 56 Trask Residence Hall   |
| 24 Eagle Landing Residence Hall                                  | 57 Sheppard House   |
| 25 Eagleman Residence Hall                                       | 58 Student Services Building                                      |
| 26 Edmonds Classroom Building                                    | 59 Sumner Veterans and Safety Office                              |
| 27 Environmental and Occupational Health and Safety Office       | 60 Taylor Education Building                                      |
| 28 Farmson-Newton Communications Building                        | 61 Tennis Court   |
| 29 Fera-Arns Building  | 62 Track and Practice Field                                       |
| 30 George Street Apartments                                      | 63 Tyrone Richerson Residence Hall                                |
| 31 H.M. McNeal, Jr. School of Education Building                 | 64 W.D. Pearson Cafeteria   |
| 32 Student Health Building                                       | 65 William Jones Building   |
|  | 66 Women's Center   |





# Recommendations

## Cost Estimates by Phase

**NCCU should take the following steps to implement the sophomore live-on requirement and address other pressing on-campus housing needs:**

- 1. Build 800 new on-campus beds (Phase I) = \$60-80M**
  - *Build 414 new semi-suite beds for sophomores*
  - *Build 386 new apartment beds for juniors, seniors, and graduate students*
  
- 2. Replace 417 existing beds with 440 new beds (Phase II) = \$30-40M**
  - *Take 392 traditional beds (Baynes) and 25 apartment beds (George Street) with significant deferred maintenance needs offline when Phase I opens*
  - *Replace with 440 additional new semi-suite beds for sophomores and transfers on Baynes and George St sites*

### **Key Points:**

*Total estimated budget of \$90-120M (depending upon construction quality and timing).  
Replacing Baynes and George Street residence halls will save NCCU at least \$12M in planned cash investments to address deferred maintenance needs.*

# Recommendations

*Before & After*

	<b>BEFORE</b>		<b>AFTER</b>
<u><b>On-Campus Supply</b></u>	70% traditional 14% suites 16% apartments	➔	43% traditional 35% suites 22% apartments
<u><b>Capture Rates</b></u>	50% sophomores 40% full-time undergrads 0% graduate students	➔	75% sophomores 60% full-time undergrads 5-10% graduate students
<u><b>Deferred Maintenance</b></u>	Baynes Hall George St Apartments	➔	Replaced with new construction

*NCCU Housing will maintain system recommended Debt Coverage and cash reserve thresholds established during the Housing Master Plan.*



# Next Steps

## *Approvals & Procurement*

- Approve recommended approach and give notice to proceed (November 15<sup>th</sup>)
- Fall 2020 project delivery requires immediate decisions and actions (RFQ out in early January)
- Follow all necessary University and State approvals
- Continue monitoring P3 housing procurements currently underway in the UNC system

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