

Plan for Construction of a Residence Hall
Board of Regents Policy: Physical Plant B Section 1003.7

This authority request is for an amount greater than \$350,000, which requires the following additional information:

(a) Project Description:

This authority request is for the construction of a New Residence Hall. The scope of work includes design completion and construction of building complex and surrounding area targeting 480-bed capacity. The anticipated schedule for delivery includes design from Fall 2017 to Spring 2018, construction Spring 2018 to Summer 2020, with occupancy slated for August 2020.

(b) Cost Estimate and Funding Sources:

1. The housing complex project is targeting:

• Construction	\$37,500,000
• Consultant Fees	\$ 4,500,000
• Owners Expenses	\$ 3,000,000
• FF&E	\$ 2,000,000
• <u>Contingency</u>	<u>\$ 3,000,000</u>
• Total	\$50,000,000

2. These projects will be financed through a bond issuance, the debt service for which will be paid from pledged Auxiliary Operations Revenue as described in Attachment #2- Plan of Finance.

(c) Program Served, Enrollment Data, Projected Enrollment:

The Residence Life and Family & Graduate Housing facilities of the MSU housing enterprise serve approximately 5,000 on-campus students each semester.

(d) Space Utilization Data:

The new residence hall will provide new capacity targeting 480 additional student beds. All housing facilities are fully occupied at this time.

(e) Projected Use for Available Residual Space:

There are 182 beds in converted spaces that will be re-located to the new facility, allowing residence hall occupants to reclaim former lounge and gathering space for a better living environment. Furthermore, 218 freshmen spaces in Family & Graduate Housing will be re-located to the new facility. This will provide room for families and graduate students to re-occupy the units currently unavailable to them, generating additional revenue currently not realized.

(f) Projected O&M Costs and Proposed Funding Sources:

Additional operations and maintenance costs associated with the 480-bed housing complex are estimated at \$870,575 annually beginning Fiscal Year Ending June 2020 and will be covered with Room & Board Revenues collected from students occupying said facility.