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Alaska State Legislature

file

REPRESENTATIVE
TERRY MARTIN

DISTRICT #3-B

~~LABOR AND COMMERCE COMMITTEE~~
PHONE 465-3873



3960 REKA DRIVE—D6
ANCHORAGE, AK 99504
PHONE 333-6990

DURING LEGISLATURE
POUCH V
STATE CAPITOL
JUNEAU, AK 99811
PHONE 463-3784

MEMORANDUM

February 11, 1983

TO: Senator Jan Faiks
Senator Joe Josephson
Senator Vic Fischer

FROM: Representative Terry Martin *TMM*

SUBJECT: UAA/ACC STUDENT HOUSING

Attached is an information copy of my Supplemental Appropriation Capital Project Request, Form 35.

Getting this supplemental appropriation through is vitally important for timely construction of UAA/ACC Student Housing.

I'm most pleased to learn that you will be participating in a meeting with Governor Bill Sheffield to solicit his support.

See you in the Governor's Office on Tuesday, February 22, 1983 at 3:30 P.M.

Attachment

RECEIVED

FEB 14 1983

Josephson,

Project Title **1** UAA/ACC Student Housing Location (s) **2** Anchorage Election Districts Served **3** 0-20 Start Date **4** Subb. Appro. FY 83 Completion Date **5** FY 86

6 AGENCY REQUEST			7 Operational Cost & No. Personnel Increase -- (Decrease)		First Operating Year _____	Ultimate Annual Year _____	GOVERNOR'S REQUEST		
							Approved	Deferred	Disapproved
1002	Federal Receipts		Funding Source	Federal Receipts			1002	Federal Receipts	
1003	G/F Match			General Fund			1003	G/F Match	
1004	General Fund (D.A.)	2,200.0					1004	General Fund	
1005	I/A Receipts						1005	I/A Receipts	
	G.O. Bonds							G.O. Bonds	
Total Annual Operational Cost									
Position (FTE)									
Previous Year-Priority			Agency Priority	Governor's Priority					
Total			2,200.0				Total		

PROJECT DESCRIPTION 8

This supplemental appropriation request covers UAA/ACC student housing funds for architectural, engineering design and site preparation. It would allow such work to begin immediately. Thereby, major construction could go to bid as soon as construction funding is obtained in the FY 84 capital improvements budget. This supplemental appropriation would provide seriously needed student housing for approximately 450 students 1 year earlier.

Providing student housing as soon as possible will keep Alaska students in the State; free up private rental housing in Anchorage, which has a near zero vacancy rate; and aid students financially with school year rental agreements as contrasted with financially committing themselves to 12-month private landlord leases.

The facilities will be located in the vicinity of an existing shopping center on the south side of the campus. The projected building site is currently owned by Alaska Pacific University and leased for purchase by the State.

LEGISLATIVE MEMBER'S SIGNATURE:

Rep Terry Martin

CATEGORY **9** Education

AGENCY University of Alaska

PROGRAM U of A - Anchorage

Page 1 of 1
Revised Date

FY 83

35 LEGISLATIVE REQUEST
PROPOSED CAPITAL PROJECT

**PLEASE NOTE: THE FOLLOWING PAGES WERE TREATED
AS A UNIT IN THE ORIGINAL DOCUMENT**



Official Business

Alaska State Legislature

Senate

Pouch V
State Capitol
Juneau, Alaska 99811

February 11, 1983

MEMORANDUM

To: Senator Joe Josephson
Chairman
Senate HESS Committee

From: Senator Don *W. Selman*

Subject: Requested Amendment to SB 19
(U of A Dormitory Complexes, ED)

I am requesting an amendment to SB 19 for design and engineering money for student housing at Kenai Peninsula Community College (KPCC)

KPCC offers many programs which attract students statewide. Research has shown that over 40% of full-time students come from outside the Kenai/Soldotna area. Housing shortages in the area necessitate student housing to become part of the KPCC facilities.

The many attached resolutions show wide support from the large area which KPCC serves. I have also provided the Committee with copies of the housing study prepared in 1981-1982 which resulted in local hearings in which strong support was expressed for this project. These hearings took place January 22, 1982 when the Board of Regents Community College Subcommittee met with the Community College Council, Chancellor Bickerstaff, Dr. Vierro, representatives of Kenai City Council, Soldotna City Council, Kenai Peninsula Borough, and several private businesses and individuals.

I would offer the following language for:

New Section 3

"The sum of \$580,000 is appropriated to the University of Alaska for Kenai Peninsula Community College student housing for engineering and architectural design."

This language is identical to that in CCSSB 876 which passed both Houses last session. As you will recall, this bill was vetoed by Governor Hammond.

11/2/81
JES:jes

P. 2/11/81

CITY OF SEWARD, ALASKA
RESOLUTION NO. 81- 52

A RESOLUTION OF THE SEWARD CITY COUNCIL,
SUPPORTING ON-CAMPUS HOUSING FOR
KENAI PENINSULA COMMUNITY COLLEGE

WHEREAS, the City of Seward recognizes the contributions toward education that Kenai Peninsula Community College has made, and

WHEREAS, the citizens of Seward from time to time wish to become students at the Kenai Peninsula Community College, and

WHEREAS, the distance from Seward to Kenai Peninsula Community College presents difficulties in attending classes and taking part in the Kenai Peninsula Community College educational process, and

WHEREAS, the Kenai Peninsula Community College has no on-campus housing to provide shelter to those who must come from the outlying areas;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, that the Council hereby goes on record as supporting the addition of on-campus housing at the Kenai Peninsula Community College campus.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF SEWARD, ALASKA, this 9 day of November, 1981.

CITY OF SEWARD, ALASKA

Donald W. Cripps
Donald W. Cripps
Mayor

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Seward, Alaska, this 10th day of November, 1981.
JoAnne E. Shanley
JoAnne E. Shanley, City Clerk

AYES: Burgess, Campbell, Cripps, Meehan, O'Brien, Soriano, Swartz
NOES: None
ABSENT: None

ATTEST:

APPROVED AS TO FORM:

JoAnne E. Shanley
JoAnne E. Shanley, CMC
City Clerk

HUGHES, THORSNESS, GANTZ, POWELL & BRUNDIN
Attorneys for the City of Seward, Alaska

Fred E. Arvidson
Fred E. Arvidson

(City Seal)

RESOLUTION #81-21

A RESOLUTION OF THE CITY OF SELDOVIA SUPPORTING THE ADDITION OF ON-CAMPUS HOUSING AT KENAI PENINSULA COMMUNITY COLLEGE.

WHEREAS, the City of Seldovia recognizes the contributions being made toward the education of its citizens by the Kenai Peninsula Community College, and

WHEREAS, the location of the Kenai Peninsula Community College makes daily access to its facilities impossible for our citizens, and

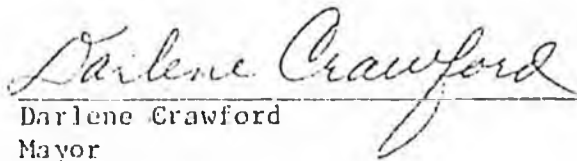
WHEREAS, the additional cost of securing full-time housing when available for Seldovia citizens to attend Kenai Peninsula Community College works a financial hardship on those citizens, and

WHEREAS, the Kenai Peninsula Community College does not now have on-campus housing to accomodate those citizens wishing to attend Kenai Peninsula Community College,

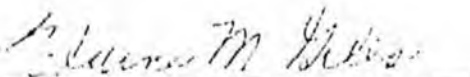
NOW, THEREFORE, BE IT RESOLVED that the City of Seldovia does go on record as supporting the addition of on-campus housing at the Kenai Peninsula Community College campus.

PASSED AND APPROVED this 11 day of November, 1981

APPROVED:


 Darlene Crawford
 Mayor

ATTEST:


 Elaine M. Giles
 City Clerk

CITY OF SOLDOTNA

RESOLUTION 81-38

A RESOLUTION BY THE CITY OF SOLDOTNA URGING FUNDING FOR ON-CAMPUS STUDENT HOUSING AT KENAI PENINSULA COMMUNITY COLLEGE IN FISCAL YEAR 1982-83

WHEREAS, Credit hours, courses and student attendance have increased steadily and noticeably at Kenai Peninsula Community College in the last five years, and

WHEREAS, The unique instructional fields of oil petroleum, industry and mining offered at the local community college and an expanding statewide industrial base have comfortably joined to produce a dependable, steady portion of the local institutional growth, and

WHEREAS, more and more students are also electing to spend their first two years of college at the local educational institution, and

WHEREAS, The addition of a new 26,000 square foot Vocational Training Center soon will greatly accelerate student enrollment, and

WHEREAS, Peninsula students would choose to stay on campus instead of traveling endless hours on hazardous Borough roads, and

WHEREAS, A recent Housing Survey (October 1981) has shown an undeniable need for on-campus housing, and

WHEREAS, Tight money and high interest rates in the private sector have discouraged construction of multiunit, low to medium income rentals in the local area, and

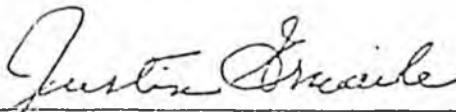
WHEREAS, The community College Council is chaired by Hazel Heath and George Day, and the Vocational Advisory Board and the College Council have approved the concept of on-campus housing, now therefore

BE IT RESOLVED THAT the City Council of the City of Soldotna urges the Alaska Legislature to appropriate \$5,200,000 in fiscal year 1982-1983 that will fund on-campus Student Dormitory Housing.

BE IT FURTHER RESOLVED THAT The City of Soldotna send copies of this resolution to Mr. Jay Hammond, Governor of the State of Alaska; Dr. Patrick O'Rourke, Chancellor, Community College, Extension and Rural Education; Mr. Edward B. Rasmusson, President, University of Alaska Board of Regents; Mr. Ed Dankworth

and Mr. Don Bennett, Co-chairmen, Finance Committee, Alaska Senate; Mr. Albert Adams, Chairman, Finance Committee, Alaska House of Representatives; Mr. Don Gilman, District 13 Senator, Alaska Senate; Mr. Hugh Malone and Mr. Pat O'Connell, District 13 Representatives, Alaska House of Representatives; and Mrs. Betty Cato, District 5 Representative, Alaska House of Representatives.

ADOPTED This 19th day of November, 1981.



Mayor

ATTEST:



City Clerk

CITY OF KENAI

RESOLUTION NO. 81-107

A RESOLUTION OF THE COUNCIL OF THE CITY OF KENAI, ALASKA, EXPRESSING SUPPORT FOR THE KENAI PENINSULA COMMUNITY COLLEGE'S ENDEAVOR TO PROVIDE ON CAMPUS LOW-COST HOUSING FOR STUDENTS ENROLLED IN THE COLLEGE'S CURRICULUM.

WHEREAS, the Kenai Peninsula Community College has embarked upon a program to increase the number of faculty members to cope with the increased number of students attending the College, and

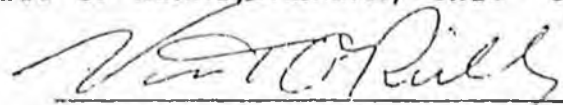
WHEREAS, increasing numbers of students are in desperate need of low-cost housing to be in economic position to pursue their academic goals, and

WHEREAS, the Kenai Peninsula Community College is a growing economic and academic facility that is extremely beneficial and supportive of local industry and local commercial enterprises and,

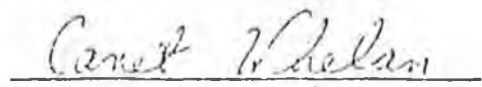
WHEREAS, the Board of Regents for the University of Alaska has authorized on-campus housing as one of their priorities for the Kenai Peninsula Community College.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, that said Council is on record in support of the Kenai Peninsula Community College's effort to provide low-cost housing for the students attending the college.

PASSED BY THE COUNCIL OF THE CITY OF KENAI, ALASKA, this 8th day of November, 1981.


 VINCENT O'REILLY, MAYOR

ATTEST:


 Janet Whelan, City Clerk

CITY OF HOMER
HOMER, ALASKA

RESOLUTION 81-92

A RESOLUTION SUPPORTING KENAI PENINSULA
COMMUNITY COLLEGE OBTAINING ON-CAMPUS
HOUSING.

WHEREAS, the Kenai Peninsula Community College has served the educational needs of the City of Homer and its citizens for a number of years, and;

WHEREAS, many residents of the City of Homer wish to participate in full-time college studies offered at the main campus of Kenai Peninsula Community College, and;

WHEREAS, the distance from Homer to the Kenai Peninsula Community College is in excess of 150 miles round trip by a sometimes very hazardous road system, and;

WHEREAS, the availability of student housing is nearly non-existent thus creating a great hardship on those Homer students wishing to further their education, and;

WHEREAS, the Kenai Peninsula Community College has embarked upon a program to obtain on-campus housing for students from outlying areas,

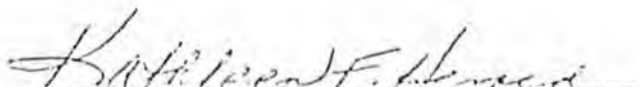
NOW THEREFORE, BE IT RESOLVED that the Common Council of the City of Homer and its citizens go on record as supporting Kenai Peninsula Community College in its efforts to obtain funding for this project.

CITY OF HOMER



Leo Rhode, Mayor

ATTEST:



Kathleen F. Herold, City Clerk

Introduced by: Mayor
Date: December 15, 1981
Vote: Unanimous
Action: Adopted

KENAI PENINSULA BOROUGH

RESOLUTION 81-195

DECLARING THE ASSEMBLY'S SUPPORT FOR THE PROVISION OF STUDENT HOUSING FACILITIES ON THE CAMPUS OF THE KENAI PENINSULA COMMUNITY COLLEGE.

WHEREAS, the Assembly and the Borough administration recognize the need for post secondary education on the Kenai Peninsula; and

WHEREAS, the Assembly and the Borough administration also recognize the important educational purpose of the Kenai Peninsula Community College and its important service to all the citizens of the Borough as well as other citizens from around the state and elsewhere; and

WHEREAS, the lack of student housing curtails the opportunities of the college and the student body; and

WHEREAS, the lack of student housing precludes the opportunity of this educational program to persons in remote locations and prevents many students from attending the community college on a full time basis; and

WHEREAS, the Kenai Peninsula Community College has recognized this need and intends to pursue funding and construction of on-campus student housing; and

WHEREAS, the Assembly and the Borough administration fully support on-campus student housing at the Kenai Peninsula Community College;

NOW THEREFORE, BE IT RESOLVED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

Section 1. That the Borough Assembly and the Borough administration record their support and endorsement for the provision of student housing facilities on the campus of the Kenai Peninsula Community College;

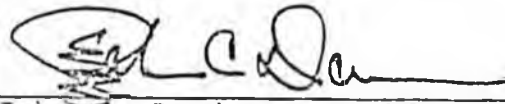
BE IT FURTHER RESOLVED that the Assembly and the Borough administration urge the Twelfth Alaska Legislature, Second Session, to provide funds in the next fiscal year for the provision of on-campus student housing at the Kenai Peninsula Community College.

Kenai Peninsula Borough
Resolution 81-195
Page 1 of 2 Pages

Section 2. That the Clerk shall serve a copy of this resolution upon the Honorable Jay S. Hammond, Governor of the State of Alaska; upon the Honorable Jalmar Kerttula, President of the State Senate; upon the Honorable Joe L. Hayes, Speaker of the State House; upon the Honorable Donald E. Gilman, State Senator; upon the Honorables Bette Cato, Hugh Malone, and Pat O'Connell, State Representatives.

Section 3. That this resolution takes effect immediately upon its adoption.

ADOPTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH ON THIS 15th DAY OF December, 1981.



John C. Davis, Assembly President

ATTEST:

Frances Burner
Borough Clerk

SEWARD
CHAMBER of COMMERCE



"FUN CAPITAL OF ALASKA"

BOX 756 SEWARD, ALASKA 99654

RESOLUTION

A RESOLUTION OF THE SEWARD CHAMBER OF COMMERCE, SUPPORTING ON-CAMPUS HOUSING FOR KENAI PENINSULA COMMUNITY COLLEGE

WHEREAS, the Seward Chamber of Commerce recognizes the contributions toward education that Kenai Peninsula Community College has made, and

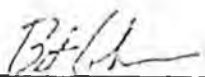
WHEREAS, the citizens of Seward from time to time wish to become students at the Kenai Peninsula Community College, and

WHEREAS, the distance from Seward to Kenai Peninsula Community College presents difficulties in attending classes and taking part in the Kenai Peninsula Community College educational process, and

WHEREAS, the Kenai Peninsula Community College has no on-campus housing to provide shelter to those who must come from the outlying areas;

NOW, THEREFORE, BE IT RESOLVED BY THE SEWARD CHAMBER OF COMMERCE OF SEWARD, ALASKA, that the Chamber hereby goes on record as supporting the addition of on-campus housing at the Kenai Peninsula Community College.

ADOPTED BY SEWARD CHAMBER OF COMMERCE this 16th day of November, 1981.


Brent Whitmore, President
Seward Chamber of Commerce



Homer
Chamber
of
Commerce

November 16, 1981

Members of the Alaska State Legislature
Juneau, Ak. 99801

Sirs:

The Board of Directors of the Homer Chamber of Commerce would like to voice unanimous support for the requested legislative appropriation of \$5,200,000 for the construction of housing units for the Kenai Peninsula Community College.

The Kenai Community College serves the Soldotna/Kenai area, the remainder of the Peninsula and many students from other areas of the state and even "outside". Their unique course offering, including instruction in the fields of oil, industry, mining and secretarial sciences attracts students from many geographic locations. As the state's industrial base continues to grow, so to will the Kenai Peninsula Community College.

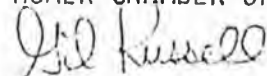
There are many factors leading to the need for college housing at the facility. There is a housing shortage in the Kenai/Soldotna area. Thus students are often forced to take isolated or sub-standard housing situations. More likely, they are discouraged from even considering attendance due to the problems of finding suitable housing. The housing that is available, because of the shortage, is expensive and this puts an additional burden on the student. There is no public transportation so the students who are able to secure housing must also invest in a car.

Campus housing would alleviate these problems. It would encourage attendance by those who have stayed away because of the housing situation. It would facilitate students from Homer, Anchor Point and other out-lying areas of the Peninsula in obtaining their core education. Dormitory housing on the campus would be of benefit to every peninsula community and many other communities not within our borough. We have reviewed the findings by the College staff and feel that they have proven that the housing would be used to capacity and that it is a needed addition to continue the growth and service of the college.

We urge that the appropriation be passed during the upcoming legislative session.

Sincerely,

HOMER CHAMBER OF COMMERCE



Gil Russell
President Post Office Box 541 • Homer, Alaska 99603 • (907) 235-7740

Kenai Chamber of Commerce

Box 497

Kenai, Alaska 99611

(907) 283-7989



RESOLUTION 81-11

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE KENAI CHAMBER OF COMMERCE EXPRESSING SUPPORT FOR THE KENAI PENINSULA COMMUNITY COLLEGE'S ENDEAVOR TO PROVIDE ON CAMPUS LOW-COST HOUSING FOR STUDENTS ENROLLED IN THE COLLEGE'S CURRICULUM.

WHEREAS, the Kenai Peninsula Community College has embarked upon a program to increase the number of faculty members to cope with the increased number of students attending the college, and

WHEREAS, increasing numbers of students are in desperate need of low-cost housing to be in economic position to pursue their academic goals, and

WHEREAS, the Kenai Peninsula Community College is a growing economic and academic facility that is extremely beneficial and supportive of local industry and local commercial enterprises, and

WHEREAS, the Board of Regents for the University of Alaska has authorized on-campus housing as one of their priorities for Kenai Peninsula Community College.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE KENAI CHAMBER OF COMMERCE, that said directors, is on record in support of the Kenai Peninsula Community College's effort to provide low-cost housing for the students attending the college.

PASSED BY THE DIRECTORS OF THE KENAI CHAMBER OF COMMERCE AD KENAI, ALASKA, this 4th day of December, 1981.

HARRY GAINES, PRESIDENT
Kenai Chamber of Commerce

1. Dr. Jay Barton, President, University of Alaska
2. Dr. Ed Biggerstaff, Chancellor, C.R.E.E.
3. Members, University of Alaska Board of Regents
4. Dr. Lester Vierra, President, Kenai Peninsula Community College
5. Tom Wagoner, Dean of Academic Affairs, Kenai Peninsula Community College
6. Dr. Margo Zuelow, Dean of Outreach, Kenai Peninsula Community College
7. Governor J. Hammond, State of Alaska
8. Representative Hugh Malone, House District 5 Legislative Delegate
9. Representative Pat O'Connell, House District 5 Legislative Delegate
10. Senator Don Gilman, Senate District A Legislative Delegate
11. Members, Alaska State Senate
12. Members, Alaska State House of Representatives
13. Mayors, Peninsula Communities
14. All Presidents of All Chambers of Commerce on the Kenai Peninsula
15. Members, News Media

**PLEASE NOTE: THE PRECEDING PAGES WERE TREATED
AS A UNIT IN THE ORIGINAL DOCUMENT.**

Health, Education and
Social Services Committee



Official Business

Alaska State Legislature

Senate

Pouch V
State Capitol
Juneau, Alaska 99811
465-4907
465-4908

21 January 1983

Honorable Tony Vaska
House of Representatives
Alaska State Legislature

Dear Tony:

I appreciate receiving your note to Senator Kerttula regarding SB 19. SB 19 will come before the Committee on Health, Education and Social Services on January 31st at 3:00 o'clock, in Committee Room 504.

Please consider this to be an invitation to appear at that time and discuss your views about the Kuskokwim Community College dormitory construction proposal.

With best wishes,

Sincerely,

A handwritten signature in cursive script, appearing to read "Joe".

Joe P. Josephson

cc: Pres. Kerttula

Municipality
of
Anchorage



POUCH 6-650
ANCHORAGE, ALASKA 99507-06
(907) 264-4111

TONY KNOWLES,
MAYOR

DEPARTMENT OF HEALTH AND ENVIRONMENTAL PROTECTION

November 30, 1982

Representative Terry Martin
1024 West Sixth Avenue
Anchorage, AK 99501

SUBJECT: Dormitories for the University of Alaska, Anchorage
Campus

Dear Representative Martin:

I am pleased to provide the following information to support the construction of dormitories for the University of Alaska, Anchorage.

As the manager of the Division of Environmental Health, I supervise the Air Quality Program for the Municipality of Anchorage. I also represent the director of the Municipal Department of Health and Environmental Protection on the Southcentral Clean Air Authority and on the AMATS Technical Advisory Committee.

The Federal Clean Air Act contains provisions requiring compliance with mandatory federal standards. Anchorage is a "non-attainment" area under the standards, and as such must come into compliance with the standards by July 1, 1985. To do so, the Municipality must implement severe and immediate measures to control carbon monoxide. These measures will include mandatory inspection and maintenance of automotive vehicles, increases in the use of public transportation, carpooling and other measures. However, even with the full implementation of these measures, the analysis shows that Anchorage will not be able to comply with the standards. We must therefore look at every available possibility to reduce carbon monoxide concentrations.

Almost all of the carbon monoxide problem comes from the exhaust of gasoline-powered vehicles. A reduction in the use of automotive vehicles will help in reaching the attainment standards of the Clean Air Act.

LETTER, REPRESENTATIVE TERRY MARTIN
NOVEMBER 30, 1982
PAGE 2

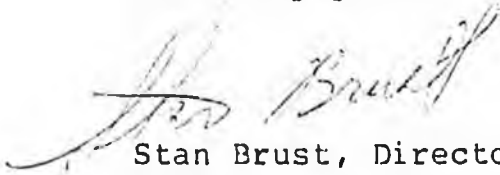
This department therefore endorses the construction of dormitories at the the University campus in Anchorage. At the present time, students who attend the University must live off campus, and this will necessitate the use of a car to attend school. Once a student has purchased a car, there is no reason not to use it for other purposes such as shopping, visiting friends, etc.

If the same student lived on campus, however, the prime motivation for owning a car would be eliminated. The student would then use public transportation for shopping and other purposes.

I don't want to understate the importance of achieving the carbon monoxide standards in Anchorage. The impact on the health of those persons in the community susceptible to respiratory diseases has been well-documented, and a serious health hazard may result if levels are not brought down to acceptable values.

I hope this information is of assistance to you in your deliberations.

Sincerely yours,



Stan Brust, Director
Division of Environmental Health

SB.L2/su/D27

STATEMENT OF NEED

Prince William Sound Community College, established in 1978, began operation with two staff members and 16 students working out of a small local office building . The staff increased by 26 people and moved twice over the next three years. Today the college has 28 staff members and a student enrollment of 1000. It has become a vital, active force in the community.

Current facilities include 3 buildings formerly used as low income housing by the State of Alaska. Some partitions have been removed to create larger spaces but nothing can disguise the fact that these buildings were designed as small apartments, not administrative or instructional facilities.

There are no laboratories which limits programs and courses which could otherwise be offered. PWSCC is the only community college in the University of Alaska Community College system with no laboratory space.

The former living rooms are the only areas large enough to accommodate regular classes which must be limited to 10 or 12 persons. There is no space in these rooms for practical hands-on experience. High school rooms are used in the evenings but as programs in office occupations and marine technology have grown they now require a more traditional daytime curriculum. These high school rooms are not available for college use during the day.

PWSCC needs a facility that will provide the science laboratory space, typing room, art rooms, home economics room, welding shop and other specialized facilities that make a comprehensive program of instruction possible.

PROGRESS TO DATE

Thus far, efforts to obtain the necessary funding for an adequate community college facility in Valdez have been unsuccessful.

Preliminary architectural studies have been conducted based on meetings with local community members, students, faculty and staff. A two phase plan has resulted from these meetings. The first phase would provide administrative and classroom space as well as specialized areas for the TV studio, marine technology and office occupations programs. The second phase, which follow in the next budget year, would include shop facilities in a separate facility. The following cost estimates would provide funding for Phase I of the two phase plan:

Laboratory/specialized areas

8,064 square feet at \$163/square foot \$1,314,432.00

Administrative and classroom space

29,928 square feet at \$144/square foot \$4,309,632.00

Subtotal \$5,624,064.00

(x 9% inflation, 3% construction management, 10% design, 10% contingency = 32% increase) TOTAL \$7,750,000.00

Both the City of Valdez and the Valdez Chamber of Commerce list this new community college facility among their highest priorities.

Introduced: 1/18/83
Referred: Health, Education and Social
Services and Finance

Funding Information
General Fund \$30,000,000
Other Funds -0-
\$30,000,000

BY KERTTULA, STURGULEWSKI,
JOSEPHSON, RAY, V.FISCHER
FAIKS, KELLY, FERGUSON,
PETTYJOHN AND HALFORD

1 IN THE SENATE

2

SENATE BILL NO. 19

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

THIRTEENTH LEGISLATURE - FIRST SESSION

5

A BILL

6 For an Act entitled: "An Act making appropriations to the University of
7 Alaska for construction of dormitory complexes; and
8 providing for an effective date."

9 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

10 * Section 1. The sum of \$20,000,000 is appropriated from the general
11 fund to the University of Alaska for construction of a dormitory complex at
12 the Anchorage campus. \$21,900,000

13 * Sec. 2. The sum of \$10,000,000 is appropriated from the general fund
14 to the University of Alaska for construction of a dormitory complex at the
15 Fairbanks campus.

16 * Sec. 3. The appropriations made by this Act are for capital projects
17 and are subject to AS 37.25.020.

18 * Sec. 4. This Act takes effect immediately in accordance with AS 01.-
19 10.070(c).

2.2 million YKCC dorm

*Vic Fischer - Subcommittee to make
proposal of cash & revenue
bond mix.*

Introduced: 1/18/83
Referred: Health, Education and Social
Services and Finance

Funding Information
General Fund \$55,000,000
Other Funds -0-
\$55,000,000

BY KERTTULA, STURGULEWSKI,
JOSEPHSON, RAY, V.FISCHER,
FAIKS, KELLY, FERGUSON,
PETTYJOHN AND HALFORD

1 IN THE SENATE

2

SENATE BILL NO. 18

3

IN THE LEGISLATURE OF THE STATE OF ALASKA

4

THIRTEENTH LEGISLATURE - FIRST SESSION

5

A BILL

6 For an Act entitled: "An Act making appropriations to the University of
7 Alaska for construction of classroom facilities; and
8 providing for an effective date."

9 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

10 * Section 1. The sum of \$20,000,000 is appropriated from the general
11 fund to the University of Alaska for construction of classroom facilities
12 at the Anchorage campus. *\$25.3*

13 * Sec. 2. The sum of \$20,000,000 is appropriated from the general fund
14 to the University of Alaska for construction of classroom facilities at the
15 Fairbanks campus.

16 * Sec. 3. The sum of \$15,000,000 is appropriated from the general fund
17 to the University of Alaska for construction of classroom facilities for
18 community colleges. *\$3 million to Mat Su - science facility. (agri.)*

19 * Sec. 4. The appropriations made by this Act are for capital projects
20 and are subject to AS 37.25.020.

21 * Sec. 5. This Act takes effect immediately in accordance with AS 01.-
22 10.070(c).

*Breakdown from Kerttula on
Sec. 3*



HOME
P.O. BOX 1495
BETHEL, ALASKA 99559

WHILE IN JUNEAU
POUCH V
JUNEAU, ALASKA 99811

(907) 465-4914
(907) 465-3071

REPRESENTATIVE TONY VASKA

Alaska State Legislature House of Representatives

DISTRICT 25

AKIACHAK
AKIAK
ATMAUTHLUAK
BETHEL
CHEFORNAK
EEK
GOODNEWS BAY
KASIGLUK
KIPNUK
KONGIGANAK
KWIGILLINGOK
KWETHLUK
MEKORYUK
NAPAKIAK
NAPASKIAK
NEWTOK
NIGHTMUTE
NUNAPITCHUK
NYAC
OSCARVILLE
PLATINUM
QUIN-HAGAK
TOKSOOK BAY
TUNTUTULIAK
TUNUNAK

MEMORANDUM

TO: Senate HESS Committee Members

FROM: Representative Tony Vaska

DATE: January 25, 1983

RE: SB 19 Appropriations to the University of Alaska
for construction of dormitory complexes

Attached please find an explanation and budget breakdown for construction of a dormitory complex for Kuskokwim Community College. I would greatly appreciate your support in amending SB 19 to include this project.

As the attached letter indicates, student housing is the most serious problem Kuskokwim Community College faces.

Thank you for your consideration of this proposal.

ANV/kh



KUSKOKWIM COMMUNITY COLLEGE

University of Alaska
P.O. Box 368 907-543-2621
Bethel, Alaska 99559

Representative Anthony Vaska
Alaska State Legislature
Pouch V (MS 3100)
Juneau, Alaska 99811

Dear Tony:

As we have discussed on numerous occasions, student housing is the single most important need at Kuskokwim Community College. The ability of the College to meet the post-secondary educational needs of this region is dependent upon the provision of stable, student housing in Bethel. Your support for our student housing project is greatly appreciated.

Over the past two months I have been working with local contractors and the University's Division of Facilities Planning to develop cost estimates for the proposed housing complex. We are still working with two design concepts: duplexes or a single dormitory building. Our Community College Council will make a final decision on the type of housing desired following further discussion with faculty, students, and community members. In the interim, we have developed cost estimates that would allow for the construction of a single dormitory or duplexes to house approximately 40-45 students. These costs are as follows:

Design planning and engineering....	\$185,000.00
Construction.....	1,807,500.00
Equipment and occupancy costs.....	97,500.00
Construction management costs.....	110,000.00

TOTAL COST \$2,200,000.00

Life cycle cost information, comparing duplex vs. dormitory construction, is being developed by the Division of Facilities Planning. This information will be used by the College Council in making a final decision on the design of the housing project.

If you have any questions regarding the cost estimates or if you need additional information, please contact me.

Sincerely,

Fred Ali, Campus President

mn



REPRESENTATIVE TONY VASKA
Alaska State Legislature
House of Representatives

DISTRICT 25

AKIACHAK
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ATMAUTHLUAK
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TUNUNAK

HOME
P.O. BOX 1495
BETHEL, ALASKA 99559

WHALE IN JUNEAU
POUCH V
JUNEAU, ALASKA 99811

GO 71465-4914
GO 71465-3071

MEMORANDUM

TO: Senator Jalmar Kerttula

FROM: Representative Tony Vaska *Tony*

DATE: January 20, 1983

RE: SB 19 Making appropriations to the University of
Alaska for dorm construction

I would like to request your support in amending your bill, SB 19, to include a \$2.2 million appropriation to the Kuskokwim Community College for construction of a dormitory complex at the Bethel campus. Please let me know your position on this at your earliest convenience.

Thanks.

ANV/kh

cc: Joe Josephson ✓
Chairman, Senate HESS

**PLEASE NOTE: THE FOLLOWING PAGES WERE TREATED
AS A UNIT IN THE ORIGINAL DOCUMENT**

3 up

HOUSING STUDY

AND

REQUEST FOR FUNDING

KAMAHANUI PUNAHOU COMMUNITY COLLEGE

Prepared
by

John J. Williams
Senior Faculty Member
and
Housing Advocate

1981-1982

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SUMMARY

The Kenai Peninsula Community College is the fastest growing rural community college in the State of Alaska. The main mission of the community college has been to serve a vast number of people seeking education in the fields of Petroleum Technology and Process Instrumentation. Students from all over the State of Alaska travel to the Kenai Peninsula to take advantage of the offerings here. No other community college offers comprehensive petroleum classes such as these. The placement of petroleum graduates in Industry has been 83% over the last 12 years thus attesting to the success of the programs.

In the fall of 1981, 26,000 sq. ft. of new facilities including classrooms, shops, and offices were placed under construction with an occupancy date of Fall, 1982. The addition of these facilities will greatly add to the ever increasing student body enrollment thus presenting a problem of adequate housing.

Surveys indicate a shortage of housing in the local area. This report will detail the need for student housing and suggest funding in the amount of \$5,200,000.00 through either direct legislative appropriation or bond issue at the 1982 statewide election.

AN INTRODUCTION TO
KENAI PENINSULA COMMUNITY COLLEGE

Kenai Peninsula Community College is one of the 12 community colleges presently operating under the University of Alaska Statewide System. The Kenai Peninsula Community College began as an adult education program in 1963 with 65 parttime students. It was first contracted as a community college under the University of Alaska in 1964 with the offering of five credit classes. In the fall of 1970, the first full-time daytime vocational training classes were implemented and in the spring of 1971, some 30 full-time students began studies in secretarial sciences and petroleum technology.

Today the College has grown to a student body enrollment of 260 full-time students and an unduplicated head count of nearly 1,000 persons coming from all over the State to take advantage of classes being offered. In 1971 the entire faculty and staff of the program consisted of the director, the coordinator, one secretary and one full-time faculty member. Today the faculty consists of 24 full-time members, 56 parttime members and some 22 administrative and staff personnel as well as several parttime and workstudy students.

The College contributes heavily to the local economy through its payroll, purchases of goods and supplies, contractual services, and through the infusion of tens of thousands of dollars in scholarships, student grants, State and Federal loans and other funds. Much of the money introduced into the economy comes from students who come to the College from other parts of the State to enter into studies of petroleum technology.

In addition to the community college, the facilities also serve as the headquarters for the University of Alaska Statewide Extension Service whose

services are offered to every section of the Peninsula. The Statewide Petroleum Extension Service is also headquartered here with responsibility for offering classes all over Alaska in petroleum technology as well as coordinating all petroleum classes being taught by all other sectors of the University, the community college's Statewide, and the Seward Skill Center.

The college campus has served many times in the past as a forum for political candidates, the meeting place for the governors' "town hall meetings" and as a stage for some of the numerous productions of Pier One Theatre and other theatrical and musical groups as well as a showplace for many art shows where citizens from all over Alaska have publicly shown their artistic talents in painting, sculpturing, photography and music and a variety of other areas.

Being the only member of the entire Statewide System to offer a full and comprehensive degreed program in Petroleum Technology and Process Instrumentation, the College has an ever expanding commitment to the people of the State of Alaska to furnish training in these areas and to provide those students arriving here with the necessary elements to obtain an education and thus become productive members of our society.

Institutional Goals

1. To help the student find his place in today's rapidly changing society.
2. To increase the student's desire for knowledge, and to sharpen his methods of acquiring that knowledge.
3. To develop leadership qualities and responsibilities to allow the student to cope with the problems of today's free society.

Objectives

1. To locate instruction so that college courses will be available to residents of the entire Kenai Peninsula Borough according to need and/or demand;
2. To offer career and technological education and training for persons entering or re-entering the labor market, and for upgrading the work-skills of those presently employed;
3. To provide opportunities for credits that may be transferred to other colleges and universities, or may be used to obtain KPCC degrees or certificates;
4. To establish, support and fund programs of financial aid to assure that needy individuals will be able to take advantage of college services;
5. To recruit and to encourage those individuals with inadequate levels of education to return to school, and to provide effective basic education courses;
6. To coordinate upper division and graduate classes given for credits that may be applied to Baccalaureate or graduate degrees for professional certification;
7. To offer general interest or personal self-improvement courses designed to enrich the quality of living of an individual and of the community;
8. To offer academic, career counseling and testing services for students, and an advisement program aimed at placing students in appropriate courses in relation to their interests, goals, and capabilities;
9. To encourage, sponsor and participate in cultural activities, including significant discussions, debates, athletic events, theatrical productions, seminars, conferences, gatherings and forums;
10. To maintain effective relationships with all segments of the community, to assure that future community needs will be met;

Accreditation

"Kenai Peninsula Community College was accredited in 1974 by the Northwest Association of Schools and Colleges as part of the University of Alaska, Southcentral."

HOUSING NEEDS

IDENTIFIED

The need for student housing at Kenai Peninsula Community College has long been evident. Student enrollment continues to grow and more students are electing to do their first two years of College here at Kenai Peninsula Community College because of financial restraints and the high cost of education in the "Lower 48". Continued growth of the State population and of the oil industry will most assuredly lead to further enrollment in classes now being offered. All petroleum classes have been filled, several have had added second and third sections and still students are being placed on the waiting list. Accommodations for further increases in student enrollment are now developing - the new training facility will be under construction shortly and a dramatic increase in student enrollment is predicted upon its completion.

There is an additional percentage of students in our local service area who also need housing (i.e., recent high school graduates wanting to attend college, but live away from parents' home). There are also the students who commute from areas such as Anchor Point and Cooper Landing who would prefer to live locally rather than make the treacherous winter drive, but are discouraged by housing problems.

There is no public transportation so when students do secure housing, they are then faced with necessity and expense of purchasing and maintaining a car.

Due to housing shortage, some students are forced to take isolated housing situations such as cabins with no water or electricity, and we frequently find these students suffering from such problems as depression, isolation and loneliness.

Students are discouraged from attending the College due to inavailability of housing. Many times students from outside the local area will give up plans to move and attend the College due to shortage of housing for the families.

The transitional stress which accompanies the decision to attend College and make a move is further compounded by the frustrations in trying to find housing.

Because of the shortage of housing, the housing that is available is quite expensive and this puts an additional burden on the student. This is especially true for the married student who is attending school fulltime and needs family housing.

Campus housing would alleviate a variety of problems encountered by students and also assist in providing a sense of community and belonging for the many students who come from outside the service area to attend Kenai Peninsula Community College. Our College is unique in that it is a relatively small but rapidly-growing local Community College with the capability, due to its' fine programs, of drawing students from across the State and even "Outside". It is because of this uniqueness that housing for this particular Community College appears to be a necessary facet for its' continued growth.

MISSION:

The mission of any Community College has always been to fulfill the need of the local community: Our mission is compounded by the fact that our community is extremely large, stretching from 80 miles South at Homer to 100 miles East at Seward. In addition, because of our unique offering of classes in the petroleum field, our community of service covers the entire State. Available statistics indicate that 40% of all fulltime students come from outside of our service area and require housing. This coupled with the fact that the Kenai Peninsula serves as a bedroom community to the oil industry Statewide, places even more emphasis on the College as an institute of education for the primary industry in Alaska. In order to fulfill the mission of Kenai Peninsula Community College it is quite evident that provisions for student housing and other associated service facilities such as food service and a student union must be made.

SURVEY:

Housing in the local area is becoming critical. The vacancy factor of low income housing for rentals dropped to -0- this summer and still stands at a very low percentage. Inflation and continued high interest rates of 15 to 20% make it financially impossible for the private sector to fill the need for housing so therefore the University should consider this project as the next priority at Kenai Peninsula Community College.

A recent survey completed August 28, 1981, revealed some interesting housing facts as described below:

SURVEY CONTACTS

- | | |
|---------------|---|
| Vern Frykholm | Frykholm Appraisal Company, Soldotna |
| Ron Moore | Century 21 Real Estate, Soldotna |
| Gran Allman | Wildwood Apartments, Kenai |
| Manager | Bay Arms Apartments, Kenai |
| Manager | Seaview Apartments, Kenai |
| Manager | Kaknu Apartments, Kenai |
| Manager | Trumpeter Apartments, Soldotna |
| Tom Blazy | Contractor, multi-units, Kenai and Soldotna |
| John Williams | Leo Oberts Real Estate, Kenai |

NUMBER OF UNITS DISCUSSED - 400

Average Rental	1 bedroom	\$275.00 to \$300.00
	2 bedroom	\$325.00 to \$425.00
	3 bedroom	\$450.00 to \$525.00

COMMENTS:

Several persons contacted commented on the unavailability of housing with some stating that the only available housing was rather "dumpy" and of "extremely low quality". In the past students have experienced problems in locating suitable housing because of the prejudiced attitude of some landlords toward students in general. Many students in the past have lived under extreme conditions that lead to frustration and abandonment of goals because of the need to survive during the winter school months. Many students have compounded needs in the area of nutritional diets and child day care. The College has experienced in the past the need to serve both male and female students who are single parents working toward improving their position in life. Children of these parents should also be given an opportunity to mature in civilized, well cared-for circumstances.

FUNDING:

Two avenues of funding are apparently available. The first and heretofore most often used for University capital projects has been general obligation bonds. The second is direct appropriation via the State Legislature. The second method would seem most appropriate since it requires no general election time table delays.

"OPTIMUM TIME SCHEDULES"

The Legislature could be persuaded "perhaps" to include funding during the 1982 session; planning to begin by June 1, 1982, bidding August 15, 1982, begin construction September 1, 1982, completion and first occupancy by September 1, 1984.

OPERATION

Operation of the facility should be contracted to a professional group such as Universal Services, Boatel Alaska, or Grayhound Services. A more innovative method of operation would be to incorporate the Food Services Program from Seward into the facility and use the facility as an extension of their Program further inhousing the relationship of Seward Alaska Vocational Training Center with Kenai Peninsula Community College.

CONCLUSION:

There seems to be no doubt that the facility is needed. Funding should be no problem if our Legislative delegations can be depended upon to act on our behalf. Kenai Peninsula Community College has always been an innovative institution and has always been one of the most successful Community Colleges in Alaska. Because of our past history, the addition of student housing to our facilities should be a successful venture and should lead to continued high enrollments and further development of an already widely-accepted Statewide training program.

VACANCY FACTOR

Bay Arms	Kenai	-0-
Wildwood Apartments	Kenai	2-3%
Frykholm Appraisal	Soldotna	1%
Leo Oberts	Kenai	2%
Property World	Kenai	1%

COST ANALYSIS:

The following cost analysis was completed after conversation with Mr. Jim Huettl of Erunwin-Scheben-Koryenta-Huettl of Anchorage who are the designers of the new facilities now beginning construction. Both size of facility and cost per square foot were considered to allow for 250 living accomodations:

PER SQUARE FOOT COST

Double occupancy dorm	180 sq.ft.ea	\$100.00 per sq. ft.
1 bedroom married dorm	400 sq.ft.ea	90.00 per sq. ft.
1 bedroom visiting professor/VIP	400 sq.ft.ea	90.00 per sq. ft.
Child Day Care Center	3200 sq.ft.	90.00 per sq. ft.
Food Service Center	3200 sq.ft.	140.00 per sq. ft.
Common Areas	3000 sq.ft.	90.00 per sq. ft.

100 dorms	x	100 sq ft	x	\$100	=	\$1,800,000.00
20 1-bedroom	x	400 sq ft	x	\$ 90	=	720,000.00
5 1-bedroom	x	400 sq ft	x	\$ 90	=	180,000.00
Common areas	x	3000 sq ft	x	\$ 90	=	270,000.00
Student Union	x	3200 sq ft	x	\$100	=	320,000.00
Food Service	x	4000 sq ft	x	\$140	=	<u>560,000.00</u>

Dorm furnishings	150,000.00
Misc. parking & landscaping	<u>150,000.00</u>

TOTAL COST OF PROJECT \$4,150,000.00

Consideration should be given for inflation based on a 2 year factor. Given the present rate of approximately 12% this would add an additional \$996,000.00 to the overall cost:

PROJECT COST	\$4,150,000.00
INFLATION PROJECTION	<u>996,000.00</u>
ADJUSTED TOTAL	<u>\$5,146,000.00</u>

If the project can be funded this Legislative session and work can begin as described, it is believed that the project can be completed for \$5,000,000.00.

KENAI PENINSULA COMMUNITY COLLEGE

1981 HOUSING SURVEY

STATISTICAL DATA

During October, 1981, a Housing Survey was undertaken to determine the needs of students in the areas of housing, transportation, and food service. That survey is attached and this report is a summary of that survey. There were 165 students surveyed which represented 65% of the full-time number of students enrolled--of these, 80% were actually enrolled full-time, while 20% were enrolled part-time. It was found that the College has an enrollment of 18% full-time student body members who indicated a permanent residence in other areas of Alaska than the Kenai Peninsula. This amounted to nearly as many as indicated were from the City of Kenai. When asked in the survey if students would support on-campus housing, 60% of the full-time students said "yes." Using the figure 60% and applying it to our present full-time enrollment of 260, indications are that 156 students would use the dorms this year if available.

Given the present enrollment and 15% growth for each of the next three years, indications are that by the fall semester of 1984 the full-time student body will reach 396 students. If present conditions exist at that time, 60% use factor of that student body will indicate a need for 238 dorm spaces. This will exceed the requested double occupancy space units by 19% or 38 spaces. No direct calculations were made to determine occupancy rates for one bedroom units occupied by married couples, but those units could be used as triple occupancy units if excess does exist.

During this survey, no additional growth factor was added for the additional student body expected to occupy the new 26,000 square foot Vocational Training Center. For factoring purposes it can be assumed that an additional 100 students could become a part of the student body as a

direct result of the addition of this facility. By considering this positive growth factor, an additional 60 units of space could be occupied bringing to a total figure, 298 dorm spaces that could be used.

Indications are that the present rate of growth will continue over the next ten years as the petrochemical, LNG, gas pipeline, and major oilfields of the North continue to grow. In talks with Arco Alaska, Exxon USA, and Sohio Petroleum, it is anticipated that some 2,000 new employees will be added to the work force during the next four years. Given the normal rate of attrition, it can be expected that the future student bodies graduating from KPCC will have a ready job market for several years to come. With these factors in mind, consideration of direct appropriation funding in the amount of \$5,200,000 for construction of dorm space at KPCC is of the utmost importance.

1981 HOUSING SURVEY

Statistical Data

1. Number Surveyed		165	
2. Percent of Full-Time Students		65%	
3. Permanent Residence			
A. Other than Peninsula		18%	
B. Soldotna		25%	
C. Kenai		21%	
D. All Other Peninsula Areas		36%	
4. Average Distance Traveled Daily Oneway		11.25 miles	
5. Type of Residence:			
A. Rental		51%	
B. Own		38%	
C. Board and Room		10%	
D. Share Residence With Other Student		11%	
E. Share Cost		19%	
F. Apartment		32%	
G. House		40%	
H. Cabin		2.5%	
I. Trailer		21%	
J. Other		3%	
6. Average Amount of Rent Paid Per Month		\$296.00	
7. Average Food Cost		No Meaningful Data Available	
8. Type of Transportation			
A. Private Car		90%	
B. Share Ride		7.2%	
C. Other		4.8%	
9. Average Cost of Transportation Per Month		\$97.00	
10. Would you use dorms if available?			
Total Survey	Yes 46.6%	No 53.3%	
A. Full-time Students only	Yes 60%	No 40%	
B. Part-time Students only	Yes 3%	No 97%	
11. Would you use food service facilities?			
Total Survey	Yes 79.8%	No 20.2%	
A. Full-time Students only	Yes 83%	No 17%	
B. Part-time Students only	Yes 59%	No 41%	
12. Student Status			
A. Full-time		80%	
B. Part-time		20%	
13. Marital Status			
A. Married		36.3%	
B. Single		63.6%	
14. How many children do you have?			
66 persons responded with 148 children, total average of		2.25	

AMENDED MOTION: By Shadura, seconded by Hylen.

That the Council include the name of Clayton Brockel and that both names be submitted as honorary degree candidates.

VOTE: Amended Motion - Four - Aye; Two - Nay
Motion - Unanimous

It was recommended that a Committee be appointed within the next few meetings so that Council (through Committee) would have plenty of time to work on development of criteria and recommendations.

STUDENT HOUSING:
MOTION:

By Ward, seconded by Hylen, passed unanimously.

That the Kenai Peninsula Community College Council go on record as requesting student housing for this College be attained.

ELECTION OF
OFFICERS:

Officers for the KPOC Community College Council were elected as follows:

MOTION: By Ward, seconded by Hylen, passed unanimously.

That HAZEL HEATH be appointed Chairman.

MOTION: By Hylen, seconded by Ward, passed unanimously.

That GEORGE DAY be appointed Vice Chairman.

MOTION: By Ward, seconded by Hawkins, passed unanimously.

That CHARLOTTE CALHOUN be appointed Secretary-Treasurer.

BYLAWS:

Ward suggested that Council have a work session before the next meeting to discuss revisions in the existing Bylaws. Council agreed unanimously. It was decided that a work session (dinner to be served at the College) would be held prior to the next Council Meeting.

NEXT MEETING: Next Council meeting is scheduled for:

November 5, 1981	5:00 P.M.	Work Session
November 5, 1981	7:00 P.M.	Regular Meeting

MEETING ADJOURNED: 9:20 P.M.

Submitted by:
Gwendolyn D. Freeman
Recording Secretary

Campus student housing. Mr. Williams presented the results of a preliminary survey on the need for student housing on the Kenai Peninsula Community College campus. In order to accommodate the rapid increase in student enrollment at the college, he stated, the prompt establishment of on-campus student housing must be seriously studied.

MOTION - It was moved by George Day, seconded by George Ford, and carried unanimously, that this board support the addition of student housing on the Kenai Peninsula Community College campus, and that the college work toward obtaining funding for this project as soon as possible.

Meeting adjourned at 4:25 p.m.

Connie Keevil

Connie Keevil, Secretary

**PLEASE NOTE: THE PRECEDING PAGES WERE TREATED
AS A UNIT IN THE ORIGINAL DOCUMENT.**

ASSOCIATED STUDENTS OF THE UNIVERSITY OF ALASKA

POSITION PAPER: Fairbanks Housing Complex

February, 1983

Of primary importance to the students of UAF is full funding of the proposed housing complex to allow for construction to begin in the spring of 1983. With the increasing enrollment at UAF and the tight housing situation in the Fairbanks area, additional housing is vital to the interests of the students. A direct appropriation of eleven million dollars (\$11,000,000) by March would allow construction to begin in April of 1983, with an anticipated completion date of Fall, 1984.

1. Currently, Fairbanks dormitories are at 99% capacity. Over the past five years there has been a steady increase in enrollment at the University and in the number of dormitory residents.
2. The need for married student housing, for both couples and families, is critical. All married student housing facilities are now at capacity, with 145 families living on campus. 117 couples and 152 families are on the waiting list for housing. This translates into a two and a half year wait.
3. Off campus housing in Fairbanks is less than conducive to student living. In December, 1982 the average rent for an unfurnished 2 bedroom apartment was \$651 and ranged from \$425 to \$950/month. The added cost and difficulty of transportation makes off campus housing impossible for many students.
4. The vacancy rate of rental units in Fairbanks fluctuates widely from year to year and in proportion to the economic situation. A special survey conducted by Northwest Alaska of 20 major rental complexes in Fairbanks during June, 1981, indicated there were no vacancies in the surveyed rental units. The average turnover rate for all apartment types during that period was 4.2%.
5. Changes in the Alaska Student Loan Program will create a greater need for on campus housing due to greater financial constraints on students. Presently 809 men and 554 women live in the dormitories. At the beginning of the Spring semester 175 men and 150 women were on a waiting list for dormitory housing.
6. Phase 1 of the Housing Complex that the Board of Regents have approved would consist of 63 two bedroom units that could be used for single students or families, as need determined. By constructing the Phase 1 through a direct appropriation the Chancellor feels that future units could be supported through revenue bonds.

ASSOCIATED STUDENTS OF THE UNIVERSITY OF ALASKA

POSITION PAPER: Fairbanks Housing Complex

Page 2

AS¹¹A recognizes that Anchorage and Juneau share our urgent need for housing and supports funding housing for all three campuses by direct appropriation. We further remind the Legislature that the Fairbanks complex is ready to go to bid as soon as funding is secure and urge timely support so that the construction season is not lost.



ALASKA STATE LEGISLATURE
HOUSE OF REPRESENTATIVES
RESEARCH AGENCY

REC'D
1/14/83

Pouch Y, State Capitol
Juneau, Alaska 99811
(907) 465-3991

January 14, 1983

MEMORANDUM

TO: Representative Terry Martin *LS* *ADD*
FROM: Leonard Steinberg and Anne DeVries
Research Staff
RE: Construction Costs for University Dormitories
Research Request 82-193

Joan Massey, of your staff, requested that we provide information on the cost of new dormitory construction at West Coast colleges and universities to use analyzing the University's FY 84 budget request.

Data from our survey are presented for the purposes of "ballpark" comparisons with data on Alaska dormitory construction costs. Six factors affect the comparability of these figures with each other and with Alaska experience, including: 1) the type of facility built; 2) building conditions (weather, length of construction season, etc.); 3) the condition of the local construction market which would influence bidding competition; 4) inflation and differential rates of inflation in construction; 5) the type of contract (i.e. turn-key*, fixed bid); and, 6) inclusion of financing charges. We have not attempted to adjust any figures for inflation.

You asked us refrain from making the University aware of this research; therefore, we were unable to obtain precise information on: 1) what type of student housing construction is being planned; and, 2) what costs are being included in their estimated cost per student. As a result, we are unable to provide data which would allow more precise comparisons in costs per student.

* Turn-key contracts are those where the contractor designs, builds and equips a facility for a fixed fee. Several Washington universities reported that facilities completed under turn-key contracts were completed faster and at less cost than would have been the case if the school had been the contract manager.

Representative Martin
January 14, 1983
Page 2

We found that of the 27 schools surveyed, 15 had built no new dormitory facilities in the last five years. Of the 12 schools which did construct facilities (14 separate projects), the cost of new construction ranged from \$5,454 to \$28,778 dollars a bed, depending on the type of construction and the facilities provided. Most of the projects had costs between \$12,000 and \$18,500 per student with between 200 and 250 sq. ft. per student.

At the low end, in 1980 the University of Puget Sound built three two-story wood frame buildings for \$180,000; each has 5 bedrooms, 2 baths and minimal kitchen facilities. Eleven students are housed (2 and 3 in a room) in each building with approximately 218 sq. ft. per person.

On the other end of the range, the University of California--Irvine built 210 townhouses and 90 flats for graduate students (married and single) for \$12,950,000. With some mix of married and single students, they estimate that 450 students are housed in this complex, which includes laundry facilities and a commons building, with approximately 698 square feet per person.

Cost data provided by the California State University system was the most uniform we obtained. Excluding the Long Beach project which included a dining hall, the system built 6 apartment and dormitory projects between 1980 and 1983. The average cost per student was \$14,829, or \$62 a sq. ft.; there was an average of 240 sq. ft. per person. These cost figures include construction financing, the creation of a one-year reserve for debt service payments, carpeting and minimal furnishings.

Most of the new student housing facilities being built on the West Coast are low-rise apartments and townhouses of wood-frame construction. For comparison purposes, we asked the Alaska Industrial Development Authority for the approximate cost of a basic apartment unit built now in Anchorage. Based on its applications for construction financing, AIDA estimated that a new apartment unit (2-bedroom) in Anchorage will cost about \$50,000 in 1983. If we assume a basic apartment unit could house three to four people, the per person cost of construction is between \$12,500 and \$16,667.

Specific comparisons of construction costs for student housing would require detailed information on the facilities being proposed by the University of Alaska and further contacts with schools in the rest of the country.

If you have any further questions, please call.

LS;AHD/sj

REC'D
1/14/83

SURVEY OF STUDENT HOUSING CONSTRUCTION COSTS

University of Puget Sound - 1980

Type: Three two-story wood frame buildings with metal roofs.
Five bedrooms in each building, with 2 or 3 students to a room.
Capacity: 33 students
Size: 7,200 sq. ft.
Cost: \$180,000

\$25 per sq. ft. or \$5,454 per student.

Mr. Bell noted that UPS is increasing student housing facilities by purchasing housing at a cost of \$6,000 per student housed in a chalet and \$10,000 per student housed in a purchased home. In contrast, UPS estimates that it would cost \$15,000 to \$16,000 per student in a wood-frame building and \$18,000 to \$20,000 for each student housed in a brick and concrete dormitory.

Source: Ray Bell, University of Puget Sound, 206/756-3226

Washington State University - 1976

Type: Single student apartments and townhouses.
Capacity: 404 students
Size: 148,000 gross sq. ft. (128,000 assignable sq. ft.)
Cost: \$4,330,000, including furnishings.

\$29 per gross sq. ft. (\$34 per assignable sq. ft.) or \$10,718 per student.

Source: Earl Muir, Washington State, 509/335-5571

University of Washington - 1980 & 1982

Type: One and two-bedroom married family housing (1980).
Capacity: Not provided
Size: 165,284 sq. ft.
Cost: \$5,940,000, excl. furnishings and incl. major appliances

\$36 per sq. ft.

Type: 59 single student housing units (4-6 bedrooms) (under construction - 1982).
Capacity: 300 students
Size: Not provided
Cost: \$3,714,000, including underground parking garage.

\$12,380 per student.

Source: Bob Brison, University of Washington, 206/543-8675

University of California - Los Angeles - 1980

Type: Three-story wood shingle buildings with four person suites (2 bedroom without kitchens)
Capacity: 704 students
Size: 143,000 assignable sq. ft.
Cost: \$9,650,000 (excluding parking and service buildings)

\$68 per assignable sq. ft. or \$13,778 per student.

Source: Dave Deyell, UCLA, 714/825-5397

University of California - Irvine - 1980 & 1981

Type: 200 2-bedroom units (2 students/room) undergraduate apartments (with kitchens). Eight two-story wood-frame buildings. (1980)
Capacity: 800
Size: 196,532 gross sq. ft., 174,892 assignable sq. ft.
Cost: \$7,000,000, including carpets and kitchen appliances

\$36 per gross sq. ft. (\$40 per assignable sq. ft.) or \$8,750 per student.

Type: 300 (210 townhouses and 90 flats) 2-bedroom graduate student apartments for married and single students. Two and three-story wood-frame construction, including nine laundry buildings, parking and one commons building. (1981)
Capacity: 450 students (600 if all occupants are single)
Size: 245,371 assignable sq. ft.
313,910 gross sq. ft.
Cost: \$12,950,000, excluding carpet, window treatments, appliances and furnishings

\$41 per gross sq. ft. (\$53 per assignable sq. ft.) or \$21,583 - \$28,778 per student.

Source: Richard Murillo, UC - Irvine, 714/833-5902

California State University*- Northridge - 1980

Type: Apartments
Capacity: 332 students
Size: 87,500 gross sq. ft.
Cost: \$4,126,000

\$47 per gross sq. ft. and \$12,428 per student.

California State University - Long Beach - 1983 (under construction)

Type: Residence halls with suites
Capacity: 500 students
Size: 113,908 gross sq. ft., including dining hall
Cost: \$10,425,000, including dining hall (Estimated cost for residence units alone - \$6,500,000)

\$92 per gross sq. ft. or \$20,850 per student (\$13,000 per student excluding dining hall).

California State University - Dominguez Hills - 1981

Type: Apartments
Capacity: 352 students
Size: 89,100 gross sq. ft.
Cost: \$5,156,800

\$58 per gross sq. ft. or \$14,650 per student.

California State University - San Diego - 1981

Type: Dormitory
Capacity: 416
Size: 2,400 gross sq. ft.
Cost: \$5,809,000

\$70 per gross sq. ft. or \$13,964 per student.

* All data on the seven California State University schools was provided by Glenn Mitchell, Office of the Chancellor, The California State University and Colleges, 213/590-5571. Cost includes construction financing, minimal furnishings, carpeting, and the establishment of a one-year debt service reserve fund.

California State University - Chico - 1982

Type: Dormitory
Capacity: 332 students
Size: 72,500 gross sq. ft.
Cost: \$5,555,000

\$77 per gross sq. ft. or \$16,735 per student

California State University - Los Angeles - 1983 (under construction)

Type: Apartments
Capacity: 368
Size: 95,686 gross sq. ft.
Cost: \$5,290,000

\$55 per gross sq. ft. or \$14,375 per student

California State University - San Jose - 1983 (under construction)

Type: Apartments
Capacity: 232
Size: 61,000 gross sq. ft.
Cost: \$4,194,600

\$69 per gross sq. ft. or \$18,080 per student

Schools Surveyed with No Dormitory Construction
in the Last Five Years

Oregon

University of Portland	(503) 283-7337
Willamette University	(503) 370-6300
University of Oregon (Eugene)	(503) 686-4159
Oregon State (Corvallis)	(503) 754-2001
Lewis & Clarke College	(503) 244-6161
Reed College	(503) 771-1112
Portland State University	(503) 224-2727

Washington

Evergreen University	(206) 866-6124
Central Washington State	(509) 963-1111
Western Washington State	(206) 676-3000
Gonzaga	(509) 328-4220
Eastern Washington State	(509) 235-6221
Pacific Lutheran	(206) 531-6900
Seattle University	(206) 626-6200

California

Whittier College	(213) 693-0771
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A source at each school indicated that there had been no new dormitory or student housing facilities constructed in the last five years. For most schools, no dormitories have been built since the mid-1960 because of the combination of: changing demographics leading to declining enrollments; changing living patterns on the part of students who prefer off-campus living; and, for those schools needing facilities, high interest rates.

BILL SHEFFIELD
GOVERNOR



STATE OF ALASKA
OFFICE OF THE GOVERNOR
JUNEAU

April 14, 1983

The Honorable Joe Josephson
Senator
Alaska State Legislature
Pouch V
Juneau, AK 99811

Dear Senator Josephson:

You have requested a summary of my plans for funding the University of Alaska dormitories. We are actively pursuing alternative funding sources for these facilities. In addition to general funds, we believe that ASHA, general obligation bonds and private developers are viable alternatives. My preference at this point would be to contract with a private developer to design, construct and possibly manage and operate these facilities. This alternative is currently being evaluated.

Should you have further questions or comments please call me.

Sincerely,

A handwritten signature in black ink that reads "Bill Sheffield".

Bill Sheffield
Governor

PLEASE NOTE: THE FOLLOWING PAGES WERE TREATED
AS A UNIT IN THE ORIGINAL DOCUMENT

STUDENT HOUSING

AT

UNIVERSITY OF ALASKA, ANCHORAGE
ANCHORAGE COMMUNITY COLLEGE

NEEDS, RESOURCES, AND RECOMMENDATIONS

151

REPORT COMPILED JOINTLY BY
ADVISE AND CONSENT
AND THE
ALASKA STATE HOUSING AUTHORITY

MARCH 1972

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PREFACE

This report was prepared for the Alaska State Housing Authority to assist in its efforts to explore the housing needs of low-income persons in the Anchorage area. It is primarily aimed at student housing needs at the University of Alaska, Anchorage/Anchorage Community College. College oriented renters compete with other low-income groups for living quarters. Thus, a high student housing demand accentuates a shortage of low cost housing. It is hoped that the factual information, findings, and conclusions found in this report will be a valuable aid to all those interested in student housing in the Anchorage area, particularly at the University of Alaska.

Since the start of this study, the University of Alaska Regents have directed the Office of Planning and Institutional Studies to recommend the most satisfactory method of providing student housing in Anchorage. Hopefully this study sufficiently substantiates campus housing demand, allowing the Regents to prepare an application to HUD before this year's filing deadline, which is May 1st.

RECOMMENDATIONS

The following recommendations were developed based both on student housing needs now and in the future, and on resources available to meet those needs.

A long range development plan should be developed for the University of Alaska at Anchorage. Such a plan would indicate campus facilities that could appropriately be accommodated by the site. It would take into account all foreseeable needs of students until maximum utilization of the site was accomplished. Consideration would be given to joint use facilities with AMU and the possible acquisition of some or all of AMU's land and/or buildings.

An application to U.S. Department of Housing and Urban Development should be made, hopefully prior to this year's May 1st filing deadline for campus housing at Anchorage Community College. The application should provide for 475 single students and 82 married students. Revenue-producing services such as cafeterias, bookstores, bowling alleys, etc. should also be considered.

A housing referral office operated full time should be established by the University to disburse rental information in the Anchorage area and assist both landlords and students when problems arise. This office would continue to operate once campus housing was established, but at a reduced capacity.

More information should be gathered at registration about students, including their housing needs. This information would better equip the University to plan for future student needs. The Registrar is working in this direction and should be given adequate administrative encouragement and support.

HOUSING NEEDS OF STUDENTS

There is no housing on the University of Alaska campus at Anchorage. It has been the policy of the University Regents to construct housing only on the Fairbanks campus. Community colleges serve local students who supposedly have adequate housing already. Anchorage students have complained to legislators and school officials, gathered names on a petition, and taken an opinion poll to call attention to their need for campus housing. Various factors make the lack of campus housing a deterrent, if not an obstacle, to higher education for some people.

Housing is by far the most costly item in an Alaskan's budget. The U.S. Department of Labor reports Anchorage rents to be 49% higher than Seattle; but food, clothing, etc. to be only 16% higher. The high cost often makes it necessary for both husband and wife to work, or the husband to take on more than one job. If one spouse wishes to continue an education to get a better job, the burden is too much; or the spouse is only able to go part-time.

Housing surrounding the Anchorage campus is in middle and upper income neighborhoods. What rentals exist average over \$200.00 per month. Homes range in average value

from \$27,000 to \$52,000. Veterans could possibly purchase a home with little or no down payment, but the mortgage payment, utilities, maintenance, furnishings, etc. would still amount to a monthly total of over \$200.00. This is in comparison to dormitory rates at Alaska Methodist University of \$50.00 per month and furnished efficiency apartments beginning at \$160.00 per month.

Anchorage students must have private transportation because inexpensive housing is not available on or near campus. At registration for Anchorage Community College and the Senior College, students were asked how far they traveled to school each day. The results showed that over one-third of the enrollment travels 5 or more miles; 650 students travel over 10 miles; 150 over 20 miles; and 22 students travel over 50 miles to school daily. The City of Anchorage is experimenting with an area bus which makes a loop between City Center and the campus. Because college students in the Anchorage area are so widely scattered, this bus would be of little avail in solving student transportation problems.

One of the problems students must contend with is the lack of a housing information office, such as the military bases have, where both students and landlords can have their

desires coordinated. At times in the past, such an office has been operated by students. Staffing and operation of such an office appears to definitely be a university responsibility, particularly now when no University housing is available. Such an office could require certain standards of housing to accept a listing. When University housing is built, such an office could operate under the auspices of the housing administration, both for the University housing and for private sector student housing.

Despite the somewhat unique vocational-technical opportunities offered at Anchorage Community College, there are eligible Native students who do not attend even part-time because of the lack of campus housing. The Bureau of Indian Affairs advises Native students to not attend college at Anchorage if they do not already have housing and transportation. Even with that warning 46% of the present 125 Native students enrolled come from beyond the Southcentral region. Increasing numbers of Native students are expected to go to college. The vocational-technical program Anchorage Community College offers is expected to appeal to them more than the physical sciences emphasis which is found at the University of Alaska, Fairbanks. The education coordinator for the Tlingit-Haida

General Council has stated, "Over half of our students are going Outside to School and I see the trend increasing."

The Natives, in particular, need student housing because of their unique problem of "culture shock." It is difficult enough for most Caucasian students to adjust to college life, but to have to adjust to a new culture, in most cases to lack transportation, and to have limited financial means makes the transition even harder. The housing problem is often "the straw that breaks the camel's back" and sends the Native student home.

An additional - and related - consideration is the type of housing needed for Native students. Insofar as possible, it would be desirable to have a type of "half-way house" available, such as a Native center. In this way, the cultural transition would be easier and the drop-out rate would be reduced.

the entire student body. Those who replied that they would use dormitories if available numbered 239. Applying this figure to the entire student body, we find an estimated demand of 557 students who would use dormitories if available. After the survey had been taken, it was felt by some that it was unclear whether accommodations for married students was implied in the question on dormitory housing. If the question on dormitory housing was unclear to married students, then the 557 estimated demand might be much closer to the 878 demand estimated by the SPECTRUM poll. Unclear, or not, 35 married students indicated they would utilize campus housing, if available. Applying this figure to the entire student body, we have an estimated demand of 82 students (out of the 557) who would need apartment-type arrangements for their families.

FORECAST OF HOUSING DEMAND

Demand for campus housing can be expected to grow along with enrollment. The University of Alaska Office of Planning and Institutional Studies has predicted school enrollments for Anchorage Community College and the Senior College through the fall semester of 1980.

Using the estimated demand established for 1971-72 as a percentage of forecast total enrollment, predicted demand for campus housing was calculated through 1980.

Academic Year	PROJECTED	NEEDING CAMPUS HOUSING		
	Total Enrollment	Total Students	Married Students	Single Students
Base Year 1971	6,363	557	82	475
1972	6,756	591	87	504
1973	7,817	684	100	584
1974	8,742	765	112	653
1975	9,270	811	119	692
1976	10,546	923	135	788
Predicted Demand 1977	11,906	1,042	153	889
1978	13,520	1,184	174	1,010
1979	14,902	1,304	192	1,112
1980	12,150	1,414	208	1,206

Actual campus housing demand will vary as a percentage of total enrollment each year. The percentage can, however, be expected to increase from that which was measured in the fall of 1971. As was explained before, the survey

which was used to measure demand in the base year (1971) was of students who had managed to attend the University despite the lack of housing, and doesn't truly reflect a total demand.

MEETING THE HOUSING DEMAND

The construction of buildings on the Anchorage campus of the University of Alaska has not been done in the past according to a plan for the maximum acceptable utilization of the site. This has resulted in some persons feeling that there is insufficient land available for classroom space to accommodate predicted enrollment, let alone provide land for dormitories. Yet, a relatively small parcel of land for campus development is not unusual. Very few colleges have land for unlimited development and nearly all will reach a point of maximum development sometime in their history. Maximum utilization of a campus should be planned for as early as possible so that too many low, sprawling, inefficient buildings do not waste the limited amount of available land and cripple the University in accommodating future campus needs.

Private developers have been nominated by some as scapegoats for the lack of inexpensive housing near the campus. Developers, however, cannot provide adequate housing at rents students can afford. There are basically three reasons which account for the difference between rents charged for campus housing and rents charged for apartments near the campus:

1. The cost of land near the campus is very high. This cost to the developer is passed on to the user in the rent.
2. Developers, like everyone else, are in business to make a profit. The cost of their profit to the project is passed on to the user in the rent.
3. Campus housing sponsored by a university is normally built under the U.S. Department of Housing and Urban Development's College Housing Program. This program assures a 3% financing rate while a developer must pay the going market rate.

HUD's college housing program assists educational institutions in providing housing and related facilities at the lowest possible charge to users. Related housing services may also be included in the building such as: cafeterias, dining halls, conference rooms, student centers, infirmaries, bowling alleys, bookstores and office space for student organizations.

Various site locations and types of development, such as private, non-university governmental, and HUD student-

housing were considered. The HUD program is so financially superior to the alternatives, that utilization of this program on University land is recommended.

It may be that, after consideration of land needs and resources, the University may desire to secure some of the State-owned land across 36th Avenue immediately south of the present campus. Or possibly some of the present arrangements being worked out with AMU will supply additional land. In any event, the land question does not appear critical if the site is developed according to a long range plan.

APPENDIX II
UNIVERSITY OF ALASKA, ANCHORAGE:
History and Enrollment

Information for this appendix was taken from:

• University of Alaska Catalog 1971-72

• Anchorage Community College Catalog: 1971-72

• Planning Information. University of Alaska,
Office of Planning and Institutional Studies.
Revised November 30, 1971.

UNIVERSITY OF ALASKA, ANCHORAGE: History and Enrollment

The University of Alaska educational system serves, within the scope of its resources, all the public educational needs beyond high school for the entire State. Fulfilling this obligation, it has administratively divided the State into three segments. Regional administration centers are located at Fairbanks, Juneau and Anchorage.

The Anchorage Regional Center supervises and coordinates all of the University's programs within the south-central region. This includes extension courses in various communities, a senior college at Anchorage, and community colleges at Anchorage, Kenai, Kodiak, and Palmer.

UNIVERSITY OF ALASKA
REGIONAL CENTERS



Anchorage Community College is operated in cooperation with the Anchorage Borough School District. It is accredited as a unit of the University, offering courses for academic credit and continuing education for adults. Anchorage Community College was the first of seven community colleges in the State. Classes were first held in February, 1954. In February 1970, the college moved its night classes from West Anchorage High School to a three million dollar campus complex adjoining the Alaska Methodist University campus.

Anchorage Senior College is a unit of the University at Anchorage offering upper division and graduate programs. Courses are available in most fields with the exception of the physical and natural sciences which are available for the University at Fairbanks.

Both Anchorage Community College and the Senior College showed considerable growth during the '60s. Despite the earthquake in 1964 the annual average growth rate was 27%. The first year in the '70s showed an annual growth of 57%. This, of course, reflects the Community College's new campus facilities. The 1971-72 figures indicate a slowing down of growth possibly attributable to the continued withdrawal of oil company personnel and a somewhat

depressed Anchorage economy. It is well to note that in support of this opinion, the Senior College recorded another 23% growth figure.

ACC

Year	Enrollment	Annual Change	Annual %
1960-61	425		
1961-62	621	196	46.11
1962-63	856	235	37.84
1963-64	915	59	6.89
1964-65	727	-188	-20.54
1965-66	942	215	29.57
1966-67	1,051	109	11.57
1967-68	1,217	166	15.79
1968-69	1,371	154	12.65
1969-70	1,866	495	36.10
1970-71	3,442	1,576	84.45
1971-72	3,692	250	7.26

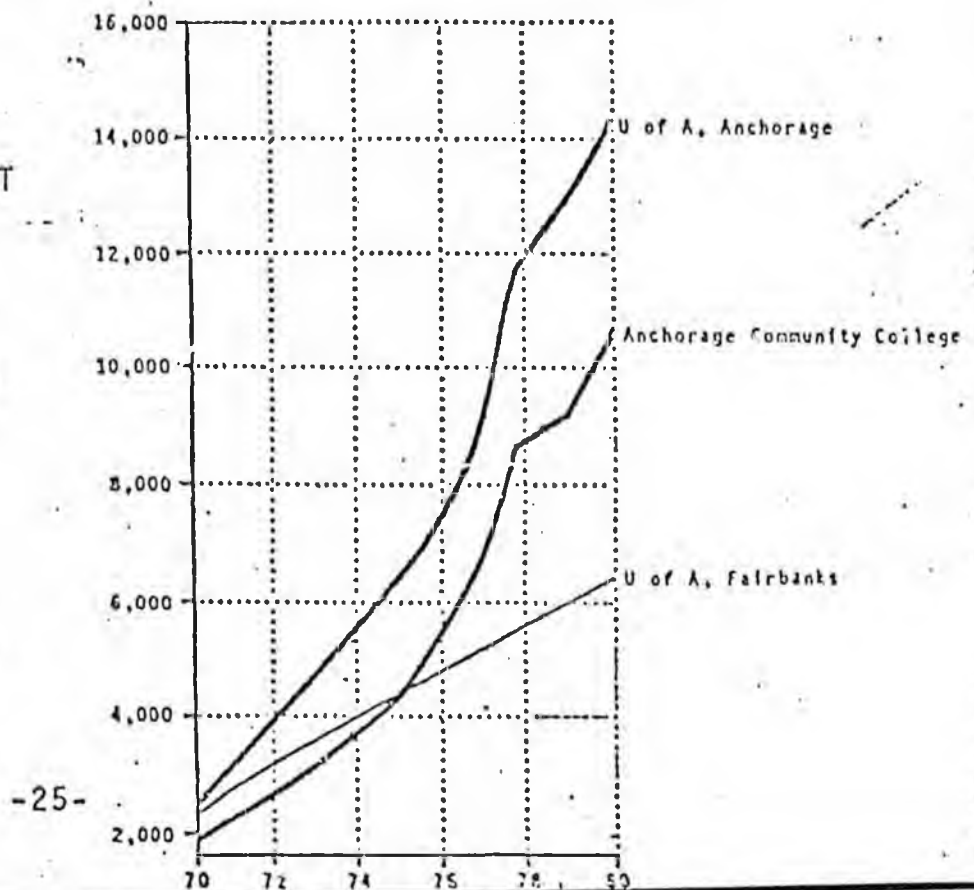
SENIOR COLLEGE

Year	Enrollment	Annual Change	Annual %
1960-61	500		
1961-62	669	169	33.80
1962-63	730	61	9.11
1963-64	787	57	7.80
1964-65	719	-68	-8.64
1965-66	772	53	7.37
1966-67	900	128	16.58
1967-68	1,070	170	18.88
1968-69	1,544	474	44.29
1969-70	1,565	11	.71
1970-71	1,916	361	23.21
1971-72	2,358	442	23.06

Year	Enrollment	Annual Change	Annual %
1960-61	925		
1961-62	1,200	300	39.45
1962-63	1,586	296	22.94
1963-64	1,702	116	7.31
1964-65	1,446	-256	-15.04
1965-66	1,714	268	18.53
1966-67	1,915	201	11.72
1967-68	2,287	372	19.42
1968-69	2,915	628	27.45
1969-70	3,421	506	17.35
1970-71	5,358	1,937	56.62
1971-72	6,050	692	12.91

The University of Alaska has predicted that enrollment at Anchorage Community College will exceed the University of Alaska, Fairbanks enrollment by 1976. By 1980 the combined enrollment of the Senior College and Anchorage Community College will be over twice as large as the Fairbanks enrollment. Since we are comparing dissimilar proportions of full-time and part-time students, full-time equivalent enrollment (total enrollment divided by 15) was used in preparing the graphic illustration below.

FULL TIME EQUIVALENT ENROLLMENT
ANCHORAGE AND FAIRBANKS
SEMESTER PROGRAMS 1970-1980



U of A, Office of
Planning and Institutional
Studies

HOUSING 1981-1982

The Long Range Planning Sub-Committee for Student Housing, in order to obtain information related to housing needs, conducted three(3) surveys. Each survey was directed towards obtaining information from or about enrolled or potential UAA students. In addition information was obtained from the UAA offices of Admissions and Records, and Institutional Studies.

I. Surveys

DEMOGRAPHICS

- A. UAA students-during the December 1981 pre-registration, every fourth(4th) student who pre-registered was requested to fill out a questionnaire which asked for demographic (year in college, sex, age, married-single, number of children, mode of residence, etc.) information in order to get a picture of the type of residences and occupants.
- B. Local High Schools-a letter, accompanied by twenty(20) questionnaires, was sent to the public high schools that are located in the Anchorage Bowl, Wasilla, and Palmer. The letter requested each high school counseling office to distribute and collect the twenty (20) forms from an equal number of juniors and seniors. These forms asked: would a student attend UAA if housing were available, would a student attend UAA if housing were available and if _____ program were offered, would the student not attend UAA even if housing were available.
- C. Bush-ninety-seven(97) questionnaires were sent to non-Anchorage high schools requesting school officials to estimate, based on a number of ten(10), the number of students that would attend UAA if housing were available.

II. Survey Results

A. UAA-912 students during pre-registration registered for twelve(12) or more credit hours. The survey sampled 230(25%) of the students. Findings as follows:

(Multiply each figure by 4 for population.)

(N)	Single	Rent	Children	Married	Rent	Children
Fresh(58)						
M 33	32	13(41%)	-	1	-	-
F 25	21	7(33%)	-	4	1	1
Soph(48)						
M 27	21	11(41%)	-	6	2	-
F 21	13	7(54%)	-	8	2	-
Jr.(76)						
M 29	21	14(67%)	-	8	3	2
F 47	30	20(67%)	6	17	6	2
Sr.(48)						
M 13	10	6(60%)	-	3	2	1
F 35	16	11(69%)	1	19	8	3
Total(230)						
M 102	84	44	-	18	7	3
F 128	80	45	7	48	16	5
	164	89(54%)	7	66	23	8

B. Anchorage High School Students-140 questionnaires (70 Jr's and 70 Sr's) were sent to the seven(7), twenty(20) each, for distribution and collection by the high school counseling offices. 101 (72%) were returned of which ninety-six(96) were usable. Findings as follows:

Questions:

- #1 Would attend UAA, current program offerings, if housing were available.
- #2 Would attend UAA if _____ programs were offered and if housing were available.
- #3 Would not attend, why.

	Jr.	Sr.
#1	5 (11%)	#1 5 (10%)
#2	11(24%)	#2 11(23%)
#3	<u>31</u> (65%)	#3 <u>33</u> (67%)
	47	49

- #3 Reasons—more than one(1) response—not in rank order.
 - a. warmer climate
 - b. get away from home
 - c. friends in other colleges
 - d. student life
 - e. poor academic reputation
 - f. leave Alaska for awhile

C. Bush (other than Anchorage area)—ninety-seven(97) questionnaires were sent, seventy-five(75) usable were returned. Each questionnaire asked a school official to estimate, using a n of ten(10), the number of students that would, 1)attend UAA if housing were available, 2) the number that would go outside, 3) the number that would attend an Alaskan college other than UAA, 3a) the number in 3) that would attend a four(4) year institution, 3b)the number in 3) that would attend a two(2) year institution. Findings as follows:

1. Would attend UAA	126	(17%)
2. Would go outside	365	(49%)
3. In Alaska non-UAA	<u>265</u>	(35%)
	-756	
3a 4yr.	177	(67%)
3b 2 yr	87	(33%)

III. Survey Interpretations

- A. If all the pre-registered full-time Spring '82 students who rent were in college housing, UAA would need units for $(89 \times 4) = 356$ single and $(66 \times 4) = 265$ married students. If only freshman and sophomores were considered for housing $(38 \times 4) = 152$ single and $(19 \times 4) = 76$ married units would be necessary.
- B. If current Anchorage area high school seniors attended UAA and lived in student housing $(2036 \times 60\% \text{ college attenders} \times 10\% \text{ UAA attenders}) = 122$ units would be needed.
- C. If the Bush students attended UAA, as estimated by high school officials, $(1865 \times 30\% \text{ attenders} \times 17\% \text{ UAA attenders}) = 95$ units would be necessary.
- D. Total units needed if all pre-registered freshman and sophomores, potential Anchorage area students, and potential Bush students lived in college housing 369 single and 10 married units would be needed.

IV. Information from Other Sources

A. Reports

1. Admissions and Records UAA-during the Fall Semester 1981, 139 June 1981 high school graduates attended UAA full-time. Ninety-seven(97) or seventy percent(70%) were graduates of Anchorage high schools. Eleven (11) or eight percent(8%) were graduate of Alaskan high schools other than the Anchorage area. Thirty(30) or twenty-six(26%) were graduates from out-of-state high schools.
2. Alaska Education Directory 1981-the Directory indicated that the Anchorage area public high schools had a senior class enrollment of $(10,176 \text{ students} \times 20\% \text{ seniors}) = 2036$. The Bush high schools had a senior class enrollment of $(9324 \text{ students} \times 20\% \text{ senior}) = 1865$.

3. Institutional Studies UAA-the Institutional Studies Office indicates a growth rate 1980 : 1981 of 26.2%.

B. Interpretations

If the same percent of Anchorage area students $(97 - 2036) = 5\%$ attended UAA plus the same percent of the Bush students $(11 - 1865) = .6\%$ the full-time June 1982 Alaskan High School graduates that would enroll at UAA = 108. If the growth rate, Fall 1980 : Fall 1981, remained constant (26.2%) an additional 29 full-time freshman students or a total of 137 will enroll at UAA.

V. Conclusions

- A. Given that 36% of the full-time freshman rent and that UAA should enroll approximately 137 in-state June graduates as freshman; student housing for freshman would approximate fifty(50) units.
- B. Given that the sophomore through senior full-time student population will remain constant there will be 680 other than new freshman enrolled. If all these renters approximately $(680 \times .65) = 442$ (354 single and 88 married) units would be needed.
- C. Units for single students would be (354 returnees and 50 new freshman) = 404 + 88 married units or a total of 492 units for 100% housing of all full-time students who rent.
- D. If 25-30% of students who rent live in college housing (this is not an unusual %), the in college rentals would be approximately 123-148.
- E. If \$15,000,000 (as proposed) were used for housing $(\$15,000,000 - 150 \text{ sq. ft. per unit}) = \$18,750$ per unit. $(\$15,000,000 - \$18,750) = 800$ units. These 800 units combined with approximately 100 units in the Careage House would total 900 units.

UAA FY04 CAPITAL REQUEST SEPTEMBER 1982

FISCAL YEAR FALL SEMESTER	FTE STUDENTS	INSTRUCTIONAL SQUARE FOOTAGE		BUILDING
		NET ASSIGNABLE STANDARD = 84 PER FTE	GROSS STANDARD = 130 PER FTE	
FY04 FALL 1983	2,304 +241 +11.2%	9,057 26,545 21,179 16,567 22,110 100 96,350 ÷ 2,304 = 40.4 2,304 x 84 = 200,256 - 96,350 Below Standard By 103,890	13,525 61,906 41,000 33,722 35,435 100 105,760 ÷ 2,304 = 78 2,304 x 130 = 309,920 - 105,760 Below Standard By 124,152	Administration/Classroom Building College of Arts and Sciences Classroom Office Building Health Occupations Facility (Excluding Interspatial) UAA/ACC Library--Based on Fall 1981 FTE students (3,400 or 65% ACC and 1,901 or 35% UAA) 35% of footage is listed as UAA. Physical Education Facility
FY05 FALL 1984	2,639 +255 +10.7%	96,350 ÷ 2,639 = 37 2,639 x 84 = 221,676 - 96,350 Below Standard By 125,310	105,760 ÷ 2,639 = 70 2,639 x 130 = 343,070 - 105,760 Below Standard By 157,302	No Additional Instructional Square Footage
FY06 FALL 1985	2,915 +276 +10.5%	96,350 Cumulative Total 64,000 160,350 ÷ 2,915 = 55 2,915 x 84 = 244,860 - 160,350 Below Standard By 84,502	105,760 Cumulative Total 94,000 279,760 ÷ 2,915 = 96 2,915 x 130 = 378,950 - 279,760 Below Standard By 99,182	Classroom/Laboratory/Office Building (Funding Requested FY04) (Planning Complete--Can Be Constructed In Two Years)

PROJECTED UNIVERSITY OF ALASKA, ANCHORAGE INSTRUCTIONAL SQUARE FOOTAGE

UAA FY04 CAPITAL REQUEST SEPTEMBER 1982

FISCAL YEAR FALL SEMESTER	FTE STUDENTS	INSTRUCTIONAL SQUARE FOOTAGE		BUILDING
		NET ASSIGNABLE STANDARD = 84 PER FTE	GROSS STANDARD = 130 PER FTE	
FY07 FALL 1986	3,165 +250 +0.6%	$160,350 \div 3,165 = 51$ $3,165 \times 84 = 265,060$ $- 160,350$ Below Standard By 105,502	$279,760 \div 3,165 = 88$ $3,165 \times 130 = 411,450$ $- 279,760$ Below Standard By 131,682	No Additional Instructional Square Footage
FY08 FALL 1987	3,434 +269 +0.5%	160,350 Cumulative Total 4,000 13,000 $177,350 \div 3,434 = 52$ $3,434 \times 84 = 288,456$ $- 177,350$ Below Standard By 111,090	279,760 Cumulative Total 4,000 20,000 $303,760 \div 3,434 = 88$ $3,434 \times 130 = 446,420$ $- 303,760$ Below Standard By 142,652	Greenhouse (Funding Requested FY07--One Year Construction) Multipurpose Classroom Building (Funding Requested FY05)
FY09 FALL 1988	3,726 +292 +0.5%	$177,350 \div 3,726 = 48$ $3,726 \times 84 = 312,984$ $- 177,350$ Below Standard By 135,626	$303,760 \div 3,726 = 82$ $3,726 \times 130 = 484,380$ $- 303,760$ Below Standard By 180,612	No Additional Instructional Square Footage

PROJECTED UNIVERSITY OF ALASKA, ANCHORAGE INSTRUCTIONAL SQUARE FOOTAGE

UAA FY84 CAPITAL REQUEST SEPTEMBER 1982

FISCAL YEAR FALL SEMESTER	FTE STUDENTS	INSTRUCTIONAL SQUARE FOOTAGE		BUILDING
		NET ASSIGNABLE STANDARD = 84 PER FTE	GROSS STANDARD = 130 PER FTE	
FY90 FALL 1989	4,005 +279 +7.5%	177,350 Cumulative Total 35,100 <u>21,450</u> 233,900 ÷ 4,005 = 58 4,005 x 84 = 336,420 - <u>233,900</u> Below Standard By 102,512	303,768 Cumulative Total 54,000 <u>33,000</u> 390,768 ÷ 4,005 = 98 4,005 x 130 = 520,650 - <u>390,760</u> Below Standard By 129,882	Health Sciences Building (Funding Requested FY87) Expansion of Classroom/Office Building (Funding Requested FY87)
FY91 FALL 1990	4,306 +301 +7.5%	233,900 Cumulative Total <u>23,400</u> 257,300 ÷ 4,306 = 60 4,306 x 84 = 361,704 - <u>257,300</u> Below Standard By 104,396	390,768 Cumulative Total <u>36,000</u> 426,768 ÷ 4,306 = 99 4,306 x 130 = 559,780 - <u>426,760</u> Below Standard By 133,012	Physical Education Facility Expansion (Funding Request FY88)
FY92 FALL 1991	4,611 +305 +7.1%	257,300 Cumulative Total 26,000 <u>42,250</u> 325,550 ÷ 4,611 = 71 4,611 x 84 = 387,324 - <u>325,550</u> Below Standard By 61,766	426,768 Cumulative Total 40,000 <u>65,000</u> 531,768 ÷ 4,611 = 115 4,611 x 130 = 599,430 - <u>531,760</u> Below Standard By 67,662	School of Business/Public Administration (Funding Requested FY89) Library Expansion (Funding Requested FY89)

UAA Spring Semester Academic Credit
 End of Semester--Spring 1980 through 1982

<u>UNIT</u>	<u>Spring 1980</u>	<u>Spring 1981</u>	<u>Spring 1982</u>	<u>1981-82 Actual Change</u>	<u>1981-82 Percent Change</u>
<u>COLLEGE OF ARTS AND SCIENCES</u>					
LOWER DIVISION	5,334	5,743	7,524	+1,781	+ 31.0%
UPPER DIVISION	3,529	4,491	5,019	+ 528	+ 11.8%
GRADUATE	546	378	462	+ 84	+ 22.2%
TOTAL	9,409 47.6%	10,612 47.3%	13,005 51.1%	+2,393	+ 22.5%
<u>SCHOOL OF EDUCATION</u>					
LOWER DIVISION	269	679	522	- 157	- 23.1%
UPPER DIVISION	1,981	1,407	1,725	+ 318	+ 22.6%
GRADUATE	1,004	1,221	1,087	- 134	- 11.0%
TOTAL	3,254 16.4	3,307 14.7%	3,334 13.1%	+ 27	+ .8%
<u>DIVISION OF ENGINEERING</u>					
LOWER DIVISION	346	458	662	+ 204	+ 44.5%
UPPER DIVISION	54	167	195	+ 28	+ 16.8%
GRADUATE	387	510	643	+ 133	+ 26.1%
TOTAL	787 4.0%	1,135 5.1%	1,500 5.9%	+ 365	+ 32.2%
<u>JUSTICE CENTER</u>					
LOWER DIVISION	336	345	429	+ 84	+ 24.3%
UPPER DIVISION	402	293	725	+ 432	+147.4%
GRADUATE	---	---	---	---	---
TOTAL	738 3.7%	638 2.8%	1,154 4.5%	+ 516	+ 80.9%
<u>SCHOOL OF NURSING</u>					
LOWER DIVISION	357	300	247	- 53	- 17.7%
UPPER DIVISION	949	1,467	1,396	- 71	- 4.8%
GRADUATE	---	---	121	+ 121	---
TOTAL	1,306 6.6%	1,767 7.9%	1,764 7.0%	- 3	- .2%
<u>SCHOOL OF BUSINESS AND PUBLIC ADMINISTRATION</u>					
LOWER DIVISION	1,177	1,547	1,409	- 138	- 8.9%
UPPER DIVISION	2,334	2,706	2,433	- 273	- 10.1%
GRADUATE	782	739	862	+ 123	+ 16.6%
TOTAL	4,293 21.7%	4,992 22.2%	4,704 18.4%	- 288	- 5.8%
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<u>UAA GRAND TOTALS</u>					
LOWER DIVISION	7,819	9,072	10,793	+1,721	+ 19.0%
UPPER DIVISION	9,249	10,531	11,493	+ 962	+ 9.1%
GRADUATE	2,719	2,848	3,175	+ 327	+ 11.5%
TOTAL	19,787 100%	22,451 100%	25,461 100%	+3,010	+ 13.4%
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<u>UNIT</u>	<u>FALL 1979</u>	<u>FALL 1980</u>	<u>FALL 1981</u>	<u>FALL 1982</u>	<u>1981-82 Actual Change</u>	<u>1981-82 Percent Change</u>
<u>COLLEGE OF ARTS AND SCIENCES</u>						
LOWER DIVISION	6,526	7,434	9,215	11,244	+2,029	+22.0%
UPPER DIVISION	3,952	4,507	4,737	5,395	+658	+13.9%
GRADUATE	254	394	418	280	-138	-33.0%
TOTAL	10,732 49.8%	12,335 50.9%	14,370 51.8%	16,919 56.0%	+2,549	+17.7%
<u>SCHOOL OF EDUCATION</u>						
LOWER DIVISION	267	511	860	850	-10	-1.2%
UPPER DIVISION	1,801	1,889	1,918	2,167	+249	+13.0%
GRADUATE	710	816	1,035	814	-221	-21.4%
TOTAL	2,778 12.9%	3,216 13.3%	3,813 13.7%	3,831 12.7%	+18	+5%
<u>DIVISION OF ENGINEERING</u>						
LOWER DIVISION	423	401	439	560	+121	+27.6%
UPPER DIVISION	96	174	140	279	+139	+99.3%
GRADUATE	570	660	798	843	+45	+5.6%
TOTAL	1,089 5.0%	1,235 5.1%	1,377 5.0%	1,682 5.6%	+305	+22.1%
<u>JUSTICE CENTER</u>						
LOWER DIVISION	228	342	354	336	-18	-5.1%
UPPER DIVISION	495	429	357	551	+194	+54.3%
GRADUATE	-	-	-	6	+6	-
TOTAL	723 3.4%	771 3.2%	711 2.6%	893 2.9%	+182	+25.6%
<u>SCHOOL OF NURSING</u>						
LOWER DIVISION	462	450	378	427	+49	+13.0%
UPPER DIVISION	764	1,110	1,381	1,202	-179	-13.0%
GRADUATE	-	-	151	63	-88	-58.3%
TOTAL	1,226 5.7%	1,560 6.4%	1,910 6.9%	1,692 5.6%	-218	-11.4%
<u>SCHOOL OF BUSINESS AND PUBLIC ADMINISTRATION</u>						
LOWER DIVISION	1,250	1,585	1,673	1,332	-341	-20.4%
UPPER DIVISION	2,873	2,595	3,078	3,100	+22	+7%
GRADUATE	872	944	787	767	-20	-2.5%
TOTAL	4,995 23.2%	5,124 21.1%	5,538 20.0%	5,199 17.2%	-339	-6.1%
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<u>UAA GRAND TOTALS</u>						
LOWER DIVISION	9,156	10,723	12,919	14,749	+1,830	+14.2%
UPPER DIVISION	9,981	10,704	11,611	12,694	+1,083	+9.3%
GRADUATE	2,406	2,814	3,189	2,773	-416	-13.0%
TOTAL	21,543 100%	24,241 100%	27,719 100%	30,216 100%	+2,497	+9.0%
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