

SB

163

HFIN

FILE

HOUSE COMMITTEE REPORT

(11)

Date Referred to Committee: March 29, 1996

FURTHER REFERRALS:

Date of Committee Action: 4/16/96 pm

The FINANCE Committee considered:

CSSB 163(FIN)(title am)

CS FOR SENATE BILL NO. 163(FIN)(title am)

APPROVE U OF A DEBT FOR STUDENT HOUSING

"An Act approving the University of Alaska's plans to enter into long-term obligations with the Alaska Housing Finance Corporation to borrow money from the corporation for the construction of new student housing facilities on the Anchorage campus, and authorizing the Alaska Housing Finance Corporation to issue its debt obligations and to make loans to the University of Alaska to finance construction of those student housing facilities; and providing for an effective date."

recommends it be replaced with the following committee substitute CSSB 163 (FIN) (title am) the same title a new title

additional referral to _____ Committee

attached amendment(s)

ADOPTS: _____ Letter of Intent

ATTACHES NEW FISCAL NOTE(S): _____ (Type)

APPROVES PREVIOUS: _____ (Type, Date)

fiscal note(s) ~~_____~~

fiscal note(s) _____

zero fiscal note(s) _____

zero fiscal note(s) SUBMITTED 3/27/96

DUR 2/14/96

SIGNING WITH RECOMMENDATIONS		DP	DNP	NR	AM
<i>Alan Hunt</i>	Mulder	X			
<i>Stan Parnell</i>	Parnell	X			
<i>Vic Kuhnig</i>	Kuhnig			X	
<i>James J. ...</i>	Grustandorf	X			
<i>John ...</i>	Harvey	X			
<i>Ed ...</i>	Brown	X			
<i>Pat ...</i>	Kelly	X			
<i>James ...</i>	Mastaglio			X	
<i>Richard ...</i>	Wester	X			

Acting CHAIR'S SIGNATURE

Alan Hunt
Mulder

Richard ...

No. 5

FISCAL NOTE

Bill Version: CS SB 163 (FIN)

STATE OF ALASKA
1996 LEGISLATIVE SESSION

(S) Publish Date: 3-27-96

Revision Date:
Title: An Act improving the University's plans to enter into long-term obligations with AHPC for student housing facilities.
Sponsor: Kelly, Taylor, Duncan, Ellis, Rieger
Requestor:

Department Affected: University of Alaska
BRU: University of Alaska Anchorage
Component: Anchorage Campus

COMPONENT SERIAL NO.

EXPENDITURE/REVENUES: (Thousands of Dollars)

OPERATING	FY97	FY98	FY99	FY00	FY01	FY02
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS	0.0	0.0	0.0	1,751.5	1,751.5	1,751.5
TOTAL OPERATING	0.0	0.0	0.0	1,751.5	1,751.5	1,751.5

CAPITAL						
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REVENUE FD SOURCE						
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FUNDING: (Thousands of Dollars)

1002 FEDERAL FUNDS						
1003 OF MATCH						
1004 GENERAL FUND						
1006 OF AHTLA						
1048 UA Receipts	0.0	0.0	0.0	1,751.5	1,751.5	1,751.5
TOTAL FUNDING	0.0	0.0	0.0	1,751.5	1,751.5	1,751.5

POSITIONS:						
FULL-TIME						
PART-TIME						
TEMPORARY						

Estimate of current year impact: None

ANALYSIS: (Attach a separate page if necessary.)

Consistent with University of Alaska estimated debt service payments to AHPC through FY2002 for improvement of student housing facilities at the Anchorage Campus. Additional non-general fund authority (auxiliary receipts) for receipt of rent revenues and payment of operating costs will be requested through the operating budget when the housing projects come on line. Operating costs, which include maintenance, are estimated to be approximately \$6 million/year and will be covered in their entirety from non-food service receipts.

Prepared by: Marilyn Burton
Division: Statewide Budget Office

Phone: 463-1086
Date: 3/11/96

Approved by: Marilyn Burton, Director
Agency: Statewide Budget Office

Date: 3/11/96

Distribution (by preparer): Legislative Finance, Legislative Sponsor, Requestor, OMB, & Impacted Agency(ies).

University of Alaska
Student Housing Expansion Project - Anchorage
500 Bed Residence Hall with Food Service
Draft Analysis of 1/29/96

Assumptions

Underwriting and issuance costs	1.500%	Bond and UofA loan term (years/months)	26y/11m
All-in cost of funds	8.000%	UofA annual payment (assisted portion)	\$1,500,000
Re-investment rates:		Financed construction period (months)	23
Short-term	8.000%	Debt service on bonds begins	2/1/87
Long-term	8.000%	Housing occupancy begins	1/1/88

Summary of Total Amount Lent to University of Alaska

	Applied	Unapplied	Total
Funds available to UA for design/construction	35,000,000	3,000,000	38,000,000
Underwriting and issuance costs	387,821	26,784	414,605
Subtotal	35,387,821	3,026,784	38,414,605
Interest paid during construction period	3,741,028	374,108	4,115,132
Interest earned during construction period:			
First year	(881,818)	(88,182)	(970,000)
Second year	(846,486)	(84,546)	(931,032)
Third year	(40,807)	(4,091)	(44,898)
			3,396,132
Total amount lent to University of Alaska	32,539,894	3,292,693	35,832,587

Summary of Required Payment Information

	Applied	Unapplied	Total
Interest only (applies to first 23 months)	1,381,841	168,184	1,550,025
Level debt service payments - (applies to subsequent 29 years)			
Monthly principal and interest	208,588	20,800	229,388
Annual principal and interest	2,510,148	251,515	2,761,663

Interest Earned on Bond Proceeds During Construction Period

Period		Draw (Net \$K)	Balance	Interest		Fiscal Period
From	Through			Quarterly	Annual	
2/1/87	3/31/87		28,000,000	380,000		
4/1/87	6/30/87	9,000,000	29,000,000	420,000	760,000	FY87
7/1/87	9/30/87	8,000,000	21,000,000	348,000		
10/1/87	12/31/87	8,000,000	13,000,000	770,000		
1/1/88	3/31/88	5,000,000	8,000,000	186,000		
4/1/88	6/30/88	5,000,000	3,000,000	120,000	800,000	FY88
7/1/88	9/30/88	5,000,000	0	68,000		
10/1/88	12/31/88	3,000,000	0	0	48,000	FY88
		<u>35,000,000</u>		<u>1,774,000</u>	<u>1,774,000</u>	

University of Alaska
Student Housing Expansion Project - Anchorage
500 Bed Residence Hall with Food Service
SSO Draft Analysis of 1/29/96

Calculation of AHFC Assistance

Period	Fiscal Year	Debt Service on Bonds	UoA Loan Payments			Difference (AHFC Assistance)	
			Assisted	Unassisted	From Bond Proceeds		
1	1997	894,884	881,818	68,182	144,884	894,884	0 (2)
2	1998	2,147,228	848,488	64,848	1,217,028	2,147,028	0 (2)
3	1999	2,488,844	790,808	128,848	1,028,813	1,948,270	807,874 (2)
4	2000	2,788,883	1,500,000	281,818	2,190,118	1,781,818	1,018,148
5	2001	2,788,883	1,500,000	281,818		1,781,818	1,018,148
6	2002	2,788,883	1,500,000	281,818		1,781,818	1,018,148
7	2003	2,788,883	1,500,000	281,818		1,781,818	1,018,148
8	2004	2,788,883	1,500,000	281,818		1,781,818	1,018,148
9	2005	2,788,883	1,500,000	281,818		1,781,818	1,018,148
10	2006	2,788,883	1,500,000	281,818		1,781,818	1,018,148
11	2007	2,788,883	1,500,000	281,818		1,781,818	1,018,148
12	2008	2,788,883	1,500,000	281,818		1,781,818	1,018,148
13	2009	2,788,883	1,500,000	281,818		1,781,818	1,018,148
14	2010	2,788,883	1,500,000	281,818		1,781,818	1,018,148
15	2011	2,788,883	1,500,000	281,818		1,781,818	1,018,148
16	2012	2,788,883	1,500,000	281,818		1,781,818	1,018,148
17	2013	2,788,883	1,500,000	281,818		1,781,818	1,018,148
18	2014	2,788,883	1,500,000	281,818		1,781,818	1,018,148
19	2015	2,788,883	1,500,000	281,818		1,781,818	1,018,148
20	2016	2,788,883	1,500,000	281,818		1,781,818	1,018,148
21	2017	2,788,883	1,500,000	281,818		1,781,818	1,018,148
22	2018	2,788,883	1,500,000	281,818		1,781,818	1,018,148
23	2019	2,788,883	1,500,000	281,818		1,781,818	1,018,148
24	2020	2,788,883	1,500,000	281,818		1,781,818	1,018,148
25	2021	2,788,883	1,500,000	281,818		1,781,818	1,018,148
26	2022	2,788,883	1,500,000	281,818		1,781,818	1,018,148
27	2023	2,788,883	1,500,000	281,818		1,781,818	1,018,148
28	2024	1,583,331	780,000	128,787		878,787	507,874
		27,287,788	21,000,000	6,444,818	2,800,118	47,800,001	28,378,897

Net present value of payment differences at **0.000%** **11,222,809**

Effective rate (return) on assisted loan: **1.26383%** **22,630,984** (NPV of UoA assisted loans)
22,630,984 (Total loan to UoA - assumed)

Notes:

(1) Any required debt service reserve account is assumed to be invested at the bond yield.

(2) The difference between interest paid on the total amount financed and the interest earned on the proceeds during the construction period has been added to the amount borrowed as capitalized interest.

(3) The above analysis is intended to approximate the reduction in resources available to the Corporation in future years as a result of the proposed interest arrangement with the UoA. The total amount indicated above will vary based upon financial reserves, redemption premiums on the bonds and handling of capitalized interest and interest earned on bond proceeds.

RJAA Residence Estates Preliminary Summary 600 New Suite Beds, Food Service, and Existing Apartments

	2001	2000	Existing Apts 1999	Total 1999	2000	2001	2002
GRAND TOTAL NET REVENUES	\$3,704,100	\$2,313,000	\$1,120,730	\$4,054,542	\$7,050,307	\$7,200,000	\$7,400,000
TOTAL OPERATING COSTS AND RESERVE CONTRIBUTIONS	(\$1,379,003)	(\$1,000,000)	(\$1,000,000)	(\$3,379,073)	(\$6,000,000)	(\$6,750,000)	(\$7,050,000)
Total Coverage (Shortfall) available for Debt Service & Contingency	\$2,324,997	\$1,313,000	\$120,730	\$617,469	\$1,050,307	\$525,000	\$350,000
	2003	2004	2005	2006	2007	2008	2009
GRAND TOTAL NET REVENUES	\$7,710,000	\$7,440,000	\$4,100,000	\$6,410,000	\$6,070,000	\$6,000,000	\$6,700,000
TOTAL OPERATING COSTS AND RESERVE CONTRIBUTIONS	(\$6,150,000)	(\$6,200,000)	(\$6,000,000)	(\$6,000,000)	(\$7,000,000)	(\$7,000,000)	(\$7,000,000)
Total Coverage (Shortfall) available for Debt Service & Contingency	\$1,560,000	\$1,240,000	\$1,100,000	\$410,000	(\$930,000)	(\$1,000,000)	(\$300,000)
	2010	2011	2012	2013	2014	2015	2016
GRAND TOTAL NET REVENUES	\$6,000,000	\$6,700,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000	\$6,000,000
TOTAL OPERATING COSTS AND RESERVE CONTRIBUTIONS	(\$7,000,000)	(\$7,000,000)	(\$6,000,000)	(\$6,000,000)	(\$6,000,000)	(\$6,000,000)	(\$6,000,000)
Total Coverage (Shortfall) available for Debt Service & Contingency	(\$1,000,000)	(\$300,000)	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000
	2017	2018	2019	2020	2021	2022	2023
GRAND TOTAL NET REVENUES	\$11,000,000	\$12,000,000	\$10,000,000	\$12,000,000	\$12,000,000	\$10,000,000	\$10,000,000
TOTAL OPERATING COSTS AND RESERVE CONTRIBUTIONS	(\$8,000,000)	(\$8,000,000)	(\$10,000,000)	(\$10,000,000)	(\$10,000,000)	(\$11,000,000)	(\$11,000,000)
Total Coverage (Shortfall) available for Debt Service & Contingency	\$3,000,000	\$4,000,000	\$1,000,000	\$2,000,000	\$2,000,000	(\$1,000,000)	(\$1,000,000)

FISCAL NOTE

no. 1
 Bill Version: SB 163
 Publish Date: 5-2-95

STATE OF ALASKA
 1995 LEGISLATIVE SESSION

REPORTED
 HFC
 WFC
 MFC
 JFC
 KFC
 LFC
 OFC
 SFC
 TFC
 UFC
 VFC
 WFC
 XFC
 YFC
 ZFC

Revision Date:
 Title: U OF A - BORROW MONEY FROM AHFC FOR ACQUISITION
 OF STUDENT HOUSING FACILITIES
 Sponsor: SENATORS KELLY, TAYLOR, DUNCAN, ELLIS, RIEGER
 Requestor:

Department Affected: University of Alaska
 BRU: ANCHORAGE, JUNEAU AND
 Component: KETCHIKAN CAMPUSES

COMPONENT SERIAL NO. 753,762,765

EXPENDITURES/REVENUES: (Thousands of Dollars)

OPERATING	FY96	FY97	FY98	FY99	FY00	FY01
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS	970.2	1,689.1	8,483.6	8,728.7	8,981.5	9,239.7
TOTAL OPERATING	970.2	1,689.1	8,483.6	8,728.7	8,981.5	9,239.7

CAPITAL						
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REVENUE FD SOURCE						
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FUNDING: (Thousands of Dollars)

1002 FEDERAL FUNDS						
1003 GF MATCH						
1004 GENERAL FUND						
1006 GF/MHTIA						
OTHER	970.2	1,689.1	8,483.6	8,728.7	8,981.5	9,239.7
TOTAL FUNDING	970.2	1,689.1	8,483.6	8,728.7	8,981.5	9,239.7

POSITIONS:						
FULL-TIME						
PART-TIME						
TEMPORARY						

Estimate of current year impact: None

ANALYSIS: (Attach a separate page if necessary.)
 SEE ATTACHED

Prepared by: Wendy Matheny, Budget Analyst
 Division: Statewide Budget Office
 Approved by: MB Marylou Burton, Director
 Agency: Statewide Budget Office

Phone: 463-3086
 Date: 4/2/95
 Date: 4/21/95

Distribution (by preparer): Legislative Finance, Legislative Sponsor, Requestor, OMB, & Impacted Agencies/ies.

FISCAL NOTE

STATE OF ALASKA 1995 LEGISLATIVE SESSION

Revision Date: _____ Dept. Affected: Revenue
 Title: An Act authorizing the University of Alaska's plan BRU: Alaska Housing Finance Corp
to enter into long-term obligations to borrow money from AHFC Component: AHFC Operations
 Sponsor: Kelly, Ellis
 Requester: _____ COMPONENT SERIAL NO. 110

Expenditures/Revenues (Thousands of Dollars)

OPERATING EXPENDITURES	FY 96	FY 97	FY 98	FY 99	FY 00	FY 01
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	0.0	0.0	0.0	0.0	0.0	0.0

CAPITAL EXPENDITURES	0.0	0.0	0.0	0.0	0.0	0.0
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CHANGE IN REVENUES ()						
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FUND SOURCE (Thousands of Dollars)

1002 Federal Receipts						
1003 GF Match						
1004 GF						
1005 GF/Program Receipts						
1006 GF/MHTIA						
Other						
TOTAL	0.0	0.0	0.0	0.0	0.0	0.0

Estimate of any current year (FY95) cost: \$ 0.0

POSITIONS

FULL-TIME					
PART-TIME					
TEMPORARY					

ANALYSIS: (Attach a separate page if necessary)

Alaska Housing Finance Corporation does not anticipate any increased operations costs with the proposed bill. There are expected to be expenses, costs and reserves funds associated with the issuance of the bonds and servicing of debt. Reserve funds, while not a cost or expense, will reduce the loan amount available to the University of Alaska. The expenses associated with the financing will be taken into consideration in determining the expected interest cost to AHFC. The expected annual interest rate subsidy would approximate \$1,277,500 assuming a borrowing amount of \$36,500,000 at 6.5% financed over 25 years, although slight reduction would occur subsequent to FY96 as the principal amount is gradually reduced.

Prepared by: _____
 Division: Alaska Housing Finance Corporation
 Approved by: _____
 Commissioner: Deborah Vogt
 Agency: Revenue

Phone: _____
 Date: 5/1/95
 Date: 5/1/95

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 For further distribution information, call the Governor's Legislative Office

Revision Date: _____ Dept. Affected: Revenue
 Title: Approve U of A Debt for Student Housing BRU: Alaska Housing Finance Corporation
 Component: AHFC Operations
 Sponsor: Senator Kelly
 Requestor: (S) CRA COMPONENT SERIAL NO. 110

Expenditures/Revenues: (Thousands of Dollars)

OPERATING EXPENDITURES	FY 97	FY 98	FY 99	FY 00	FY 01	FY 02
PERSONAL SERVICES						
TRAVEL						
CONTRACTUAL						
SUPPLIES						
EQUIPMENT						
LAND & STRUCTURES						
GRANTS, CLAIMS						
MISCELLANEOUS						
TOTAL OPERATING	0.0	0.0	0.0	0.0	0.0	0.0
CAPITAL EXPENDITURES	0.0	0.0	0.0	0.0	0.0	0.0
CHANGE IN REVENUES ()						

FUND SOURCE (Thousands of Dollars)

1002 Federal Receipts						
1003 GF Match						
1004 GF						
1005 GF/Program Receipts						
1007 GF/Mental Health						
Other						
TOTAL	0.0	0.0	0.0	0.0	0.0	0.0

Estimate of any current year (FY96) cost \$ _____

POSITIONS:

FULL-TIME						
PART-TIME						
TEMPORARY						

ANALYSIS: (Attach a separate page if necessary)

Alaska Housing Finance Corporation does not anticipate any increased operations costs with the proposed bill. There are expected to be expenses, costs and reserves funds associated with the issuance of the bonds and servicing of debt. Reserve funds, while not a cost or expense, will reduce the loan amount available to the University of Alaska. The expenses associated with the financing will be taken into consideration in determining the expected interest cost to AHFC. The expected annual interest rate subsidy would approximate \$1,277,500 assuming a borrowing amount of \$36,500,000 at 6.5% financed over 25 years, although slight reduction would occur subsequent to FY96 as the principal amount is gradually reduced.

Prepared by: Alaska Housing Finance Corporation Phone: (907) 586-2620
 Division: Alaska Housing Finance Corporation Date: February 13, 1996
 Approved by Commissioner: Russ Kinney, Deputy Commissioner Date: February 13, 1996
 Agency: Department of Revenue

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FORUM / LETTERS

UAA housing project helps students and city

By GEORGE M. SULLIVAN

Alaska state legislators have a unique opportunity this session. They are poised to authorize the expansion of student housing at the University of Alaska Anchorage. This addition of a new 550-bed residence hall for UAA will greatly enhance Alaska higher education and benefit the residents of Anchorage and South-central.

Almost 20 years ago, as the mayor of the Municipality of Anchorage, I helped launch "Project 80s," a series of construction projects including the museum expansion, the Egan Center, the Sullivan Arena and the Lattinac Library to name just a few. All of these projects, with approximately 70 percent local voter approval and much like UAA's student housing project, were designed to significantly impact the quality of life in Anchorage, making it a distinctively better place to live, work,



study and host visitors.

Currently, UAA has fewer than 400 beds to offer its approximately 14,000 students. The waiting list for on-campus housing is nearly twice the number of available beds. As part of "UAA 2000," the new student housing project will provide local students with the opportunity to have a genuine college campus experience as part of their education. Dollars are declining for families and their college-bound students to be able to afford attending a college or university in the Lower 48. Creating a campus life option for these students will provide them with affordable, attractive, local options for pursuing college studies in state.

Under an innovative financing plan, UAA's new student housing will be supported by fees generated from student housing operations combined with supplementary support from Alaska Housing Finance. Previously, such projects were funded entirely by state capital dollars. This resourceful way of financing projects without putting the burden of extra operating costs on the state is truly commendable. In the future, UAA plans further creativity in building additional apartment-style units on or near the campus in partnership with private developers.

Locally, a series of large construction projects are about to be completed. As these projects wrap up in the next year, local contractors and their employees will be eager to have opportunities to bid on new projects like UAA's student housing. If the Anchorage School District's recent experience is any indication,

Creating a campus life option for these students will provide them with affordable, attractive local options for pursuing college studies in-state.

UAA should manage to receive competitive bids and the local construction community can expect a welcome boost from the project in 1997 and 1998.

This is truly one of those win-win projects. Students get an opportunity for campus life which is currently being denied; the university will increase its attractiveness to prospective students; increasing their desire to remain in Alaska and aiding in their academic success; the community and state will benefit both by keeping more dollars in Alaska and by expanding the knowledge base of our city.

tems, and we all benefit by keeping some of our best and brightest here at home.

I cannot think of a better way to invest in our local economy and the futures of young Alaskans than by supporting this important UAA student housing project. It is a significant step in helping to build what I believe is the future of Alaska. Thank you, George M. Sullivan, for your leadership.

George M. Sullivan is a former mayor of Anchorage.

University of Alaska Anchorage

Proposed
UAA Student
Housing
Expansion
Project



February 1996

The Need for Additional Housing at the University of Alaska Anchorage



Additional on-campus housing is urgently needed at the University of Alaska Anchorage to support the academic progress of the largest student population at any institution in the State of Alaska. The facts:

- Many traditional college bound students (as well as their parents) seek a college which offers safe and supervised on-campus housing, particularly for the first and second years of their college careers.
- Many students and their parents see UAA as a "best buy". It is affordable, accessible, and of solid academic quality; however they wish that UAA offered more of a "campus life", including on-campus housing.
- Students living in on-campus residence halls achieve better grades, graduate faster, and report higher levels of satisfaction with their college experience. On-campus housing is proven to be one of the top five factors increasing retention and graduation rates of college students.
- On-campus housing allows young Alaskans to experience college and independence while staying within state proximity to their families. It allows UAA to enter into exchange agreements with other universities and helps in the recruiting of athletes, international students, as well as students from our service area.
- While UAA will always be a predominantly commuter campus, a survey of 25% of UAA's 14,000 students reported that they that would choose on-campus housing if it were available to them.
- Apartment-style housing opened at UAA in 1986 with 308 beds. In 1992, the Templewood Condominiums were added to the housing inventory bringing the current capacity to a total of 388 beds. Housing has operated at capacity since 1992.
- Each fall semester over 700 students requesting housing and paying application fees are turned away due to lack of available residence hall space. Correspondingly, 300 additional students are denied housing each spring semester. The number of students who express interest in living on campus is even greater than the numbers suggest. Many others are discouraged from applying by the dismal prospects of being offered a housing space.
- Nationally, large public universities house an average of 35% to 50% of the full-time enrollment. As of Fall 1994, UAA was able to house a mere 2.8% of total enrollment (6.9% of the full-time enrollment). UAF can house 33% of its full-time students. Upon completion of its recently authorized housing UAS will be able to house 41%.
- An early UAA master plan projected growth to 1436 beds by FY95. Current capacity is only 388 beds.
- Student housing at UAA has been a self-support auxiliary since opening the current apartments in 1986. Residence halls at UAA are totally student supported. UAA Housing requires NO general fund operating dollars.

New Student Housing at UAA

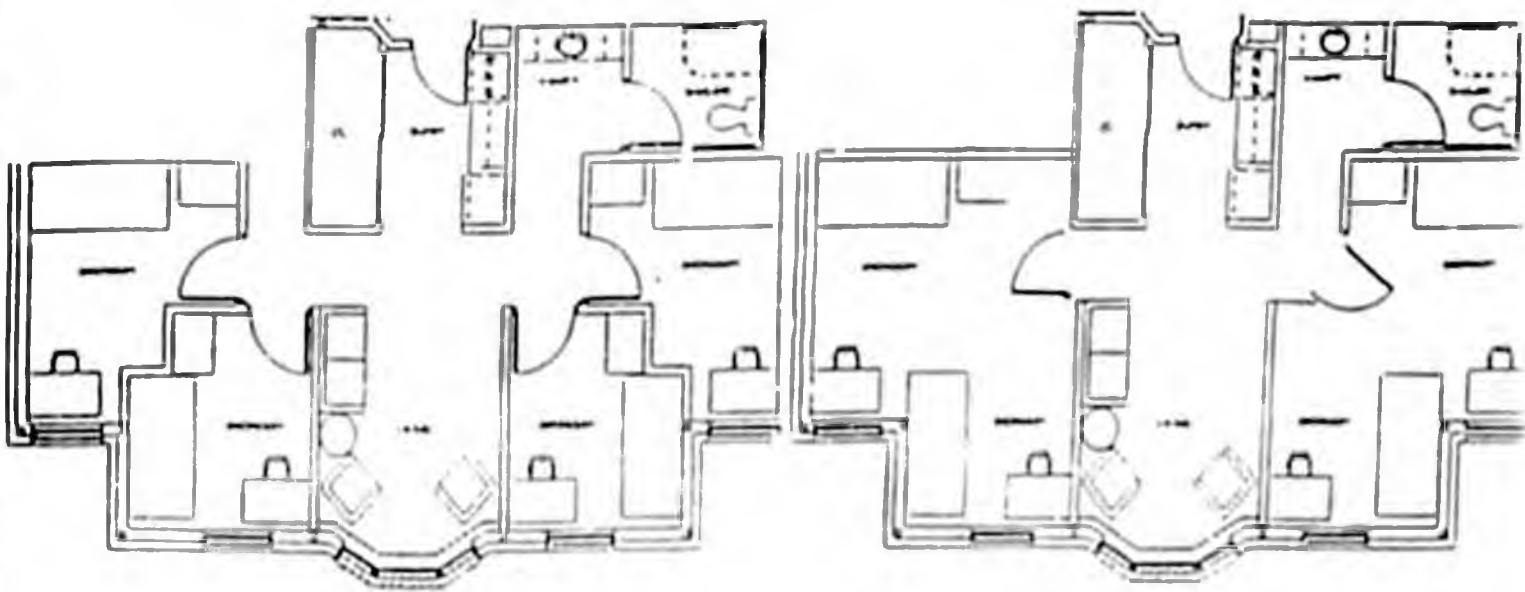
What is Being Requested

The University of Alaska Anchorage is currently planning for new construction to add 550 on-campus housing beds to supplement the existing inventory of 388 apartment-style residence hall beds. Currently, UAA houses only 7% of its full-time student population, compared with 33% of full-time students housed at University of Alaska Fairbanks and 41% of full-time students housed at University of Alaska Southeast (including construction of 80 new beds, currently in progress). With the addition of 550 beds, UAA would have housing capacity to serve 17% of the full-time student population.

The new housing units would be configured as suites with each designated to accommodate four students. The suites would each contain bedroom spaces, a small living area, and semi-private bathroom spaces. The 550 beds would be a mix of single and double bedrooms, as follows:

Number of Suites/Beds	Bedroom Configuration of the Suite
33 suites/132 beds	Two double bedrooms in each suite
50 suites/200 beds	Two single bedrooms & one double bedroom in each suite
50 suites/200 beds	Four single bedrooms in each suite
18 singles	Rooms to house Resident Advisor student staff
TOTAL	133 suites • 18 singles/550 beds 318 single & 116 double bedrooms

Preliminary conceptual floor plans are pictured below:



Single Suite

Double Suite

The mix of suite styles (double and single rooms) provides maximum flexibility to meet diverse student needs and interests. Suites will be separated by gender and can accommodate grouping students by any number of variables including academic major/course of study, wellness options, and/or class status (freshman, sophomore, junior, senior, graduate).

**UNIVERSITY OF ALASKA ANCHORAGE
STUDENT HOUSING EXPANSION PROJECT
550 BED SUITE-STYLE RESIDENCE HALL WITH FOOD SERVICE**

The University of Alaska Anchorage seeks to expand its on-campus student housing facilities with the addition of 550 new beds and an accompanying food service/dining hall facility. The project site is located in the southeast campus corridor off Bragaw Street, adjacent to the existing student apartment complex. The total project is projected at \$32,000,000 - \$34,000,000, approximately \$30 million for the housing portion and \$3 million for the food service/dining hall*. Total project costs include site preparation, engineering, design, administration, and complete furnishings.

Cost estimates are currently investigating square footage needs for the project. Gross square footage for the housing portion is estimated at approximately 350 square feet or a total of 192,000 square feet for the housing portion of the project. Food service square footage is approximately 13,800 square feet and projected to be similar in size to the existing Cuddy Center facility on the UAA campus.

The suite-style residence hall will house 550 full-time students during the academic semesters. The bedroom configurations will be a mix of double occupancy and single occupancy bedrooms all with semi-private bathrooms. Pro forma financial statements are based on an industry standard of 95% occupancy. The food service/dining facility will be designed to seat 300-400 people and serve new residence hall residents, as well as students from the existing apartment complex. Since the new building will not be equipped with kitchen facilities, the food service portion must be funded along with the housing portion. Residents of the new facility will be required to select a meal plan along with their housing contract. When the facility opens in FY99, fees are projected as follows:

	<u>Per Semester</u>	<u>Per Month</u>	<u>Per Academic Year</u>
Room fees	\$1550.00	\$345.00	\$3100.00
Board fees	\$1400.00	\$311.00	\$2800.00
TOTALS	\$2950.00	\$656.00	\$5900.00

The residence hall staff will feature Resident Advisors who are junior and senior level undergraduate students or graduate students functioning as live-in peer advisors and activity planners. The Resident Advisors are supervised by live-in professional Hall Directors. The ratios of Resident Advisors to students (1:30) and Hall Directors to students (1:200) are planned per the 1991 University of Alaska Student Housing Management study and national supervised housing benchmarks.

During the summer months, the new suites will be occupied by conference groups participating in university-sponsored summer institutes, seminars, and activities. The conference season will span from mid-May through early August with nightly rates of \$45.00 for triple/quad occupancy and \$60.00 for single/double occupancy. Food service will be available to conference guests throughout the summer at approximately \$25.00 per day. Summer occupancy, over the 90 day conference period, is estimated at 60% for single/double occupancy and 55% for triple/quad occupancy.

In addition to standard operating costs (utilities, custodial, grounds keeping, landscape, snow removal, security, operations and facility management, and electronic data processing), full funding of maintenance and repair costs and renewal/replacement reserves is reflected in the pro forma statements.

* The University of Alaska Anchorage is a public institution of higher learning. It is not a charitable organization.

JDA Residence Suites Proforma Summary 550 New Suite Beds, Food Service, and Existing Apartments

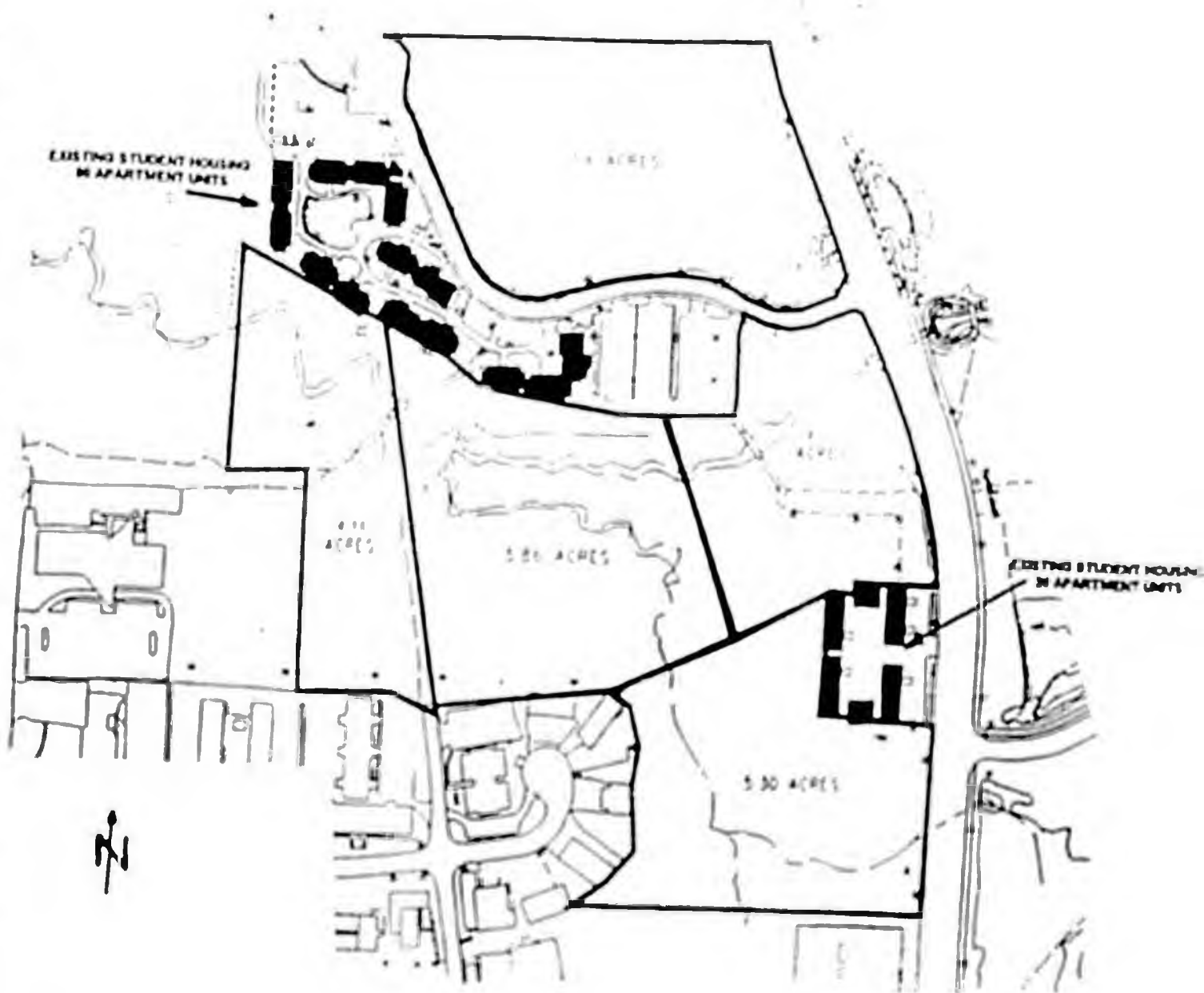
	Suites 1999	Food 1999	Existing Apts 1999	Total 1999	2000	2001	2002
GRAND TOTAL NET REVENUES	\$3,704,750	\$2,213,858	\$1,432,238	\$6,850,842	\$7,086,367	\$7,268,058	\$7,488,100
Less OPERATING COSTS AND RESERVE CONTRIBUTIONS	(\$1,970,063)	(\$1,849,482)	(\$1,526,826)	(\$5,346,072)	(\$5,563,602)	(\$5,755,605)	(\$5,953,492)
Net Coverage (Shortfall) available for Debt Service & Contingency	\$1,734,687	\$364,374	(\$94,588)	\$1,504,770	\$1,492,765	\$1,512,453	\$1,532,608
	2003	2004	2005	2006	2007	2008	2009
GRAND TOTAL NET REVENUES	\$7,710,683	\$7,942,004	\$8,180,264	\$8,426,872	\$8,678,442	\$8,938,795	\$9,206,950
Less OPERATING COSTS AND RESERVE CONTRIBUTIONS	(\$6,157,434)	(\$6,367,607)	(\$6,584,192)	(\$6,807,377)	(\$7,037,354)	(\$7,274,321)	(\$7,519,480)
Net Coverage (Shortfall) available for Debt Service & Contingency	\$1,553,249	\$1,574,397	\$1,596,071	\$1,619,204	\$1,641,087	\$1,664,474	\$1,688,470
	2010	2011	2012	2013	2014	2015	2016
GRAND TOTAL NET REVENUES	\$9,483,168	\$9,767,663	\$10,060,692	\$10,362,813	\$10,673,388	\$10,993,590	\$11,323,398
Less OPERATING COSTS AND RESERVE CONTRIBUTIONS	(\$7,569,841)	(\$7,858,219)	(\$8,125,237)	(\$8,400,370)	(\$8,683,705)	(\$8,975,632)	(\$9,276,349)
Net Coverage (Shortfall) available for Debt Service & Contingency	\$1,913,327	\$1,909,443	\$1,935,455	\$1,962,103	\$1,989,683	\$2,017,958	\$2,047,049
	2017	2018	2019	2020	2021	2022	2023
GRAND TOTAL NET REVENUES	\$11,683,100	\$12,012,993	\$12,373,363	\$12,744,584	\$13,126,922	\$13,520,729	\$13,926,351
Less OPERATING COSTS AND RESERVE CONTRIBUTIONS	(\$9,588,111)	(\$9,905,182)	(\$10,233,830)	(\$10,572,334)	(\$10,920,980)	(\$11,280,682)	(\$11,649,983)
Net Coverage (Shortfall) available for Debt Service & Contingency	\$2,094,989	\$2,107,811	\$2,139,533	\$2,172,250	\$2,205,941	\$2,240,047	\$2,276,368

550 Suite Beds

Plant Replacement Value of 1/1/24/96
 \$10,500,000 \$31,031,750
 Plant Inflation 1.75%

	EXCLAM'S	199		Annual Inflation Rate	1999	2000
Total Project	\$14,000,000	205,800		3.00%		
Housing Portion	\$10,500,000	192,000		3.00%		
Food Service Portion	\$3,500,000	13,800				
RELEVANT Academic Year New Suites			(semester)			
Quarters (Monthly) Rate/bed	\$1,550	\$1,550	\$1,550		\$1,344	\$1,355
# of Quarters (4.5 mo each)	2	2				
# of Beds	275	275	275			
Max Gross Academic Year	\$852,500	\$852,500	\$1,242,000		\$1,705,000	\$1,754,950
Occupancy Rate	25.0%	25.0%	30.0%			
Net Academic Year Housing Revenue	\$802,875	\$809,875	\$1,111,750		\$1,619,750	\$1,668,343
Net Laundry & Vending Revenue	\$250,000	\$150,000	\$100,000			
Net Academic Year Revenue			\$1,211,750		\$1,719,750	\$1,771,343
Non-programmatic Operating Costs Before Debt						
Utilities	\$1.86	192,000 (9/12months)	\$276,513			
Custodial	\$1.80	192,000 (9/12months)	\$259,200			
Ground keeping, landscape, and Snow Removal			\$45,000			
Security			\$70,000			
Operations and Facility Management (3.0% of Acad Rev Budget)			\$51,563			
Electronic Data/Bill Processing (0.8% of Acad Rev Budget)			\$13,758			
UAA Administrative Support Charge (5.0% of Total Rev Budget)			\$160,238			
Maintenance & Repair 1.5% of Plant Value (9/12months)			\$242,125			
			\$1,219,426		(\$1,219,426)	(\$1,256,009)
Replacement Reserves (9/12)*(75% of Plant Value*age)/1.275					(\$13,456)	(\$27,383)
Academic Year Student Service Program Requirement per detail below					(\$235,800)	(\$245,874)
Academic Year: Overage (Shortfall) available for Debt Service & Contingency					\$151,068	\$142,077
SUMMER YEAR New Suites						
Students	0	students @ semester rate	\$0		\$0	\$0
Daily Rate		(room/bed)	\$60		\$45	
# of Days			90		90	
# of Beds			275		275	
Max Gross Daily Rate Receipts summer			\$1,485,000		\$1,113,750	
Daily Rate Occupancy Rate			55.0%		60.0%	
Net Daily Rate Revenue Summer			\$816,750		\$668,250	
Net Summer Revenue					\$1,485,000	\$1,529,550
					\$1,485,000	\$1,529,550
Non-programmatic Operating Costs Before Debt						
Utilities	\$1.86	192,000 (3/12months)	\$92,171			
Custodial	\$1.80	192,000 (3/12months)	\$86,400			
Maintenance & Repair 1.5% of Plant Value (3/12months)			\$114,375			
			\$292,946		(\$292,946)	(\$301,734)
Replacement Reserves (3/12)*(75% of Plant Value*age)/1.275					(\$4,485)	(\$9,128)
Summer Conference Staff & Related Costs (7.0% of Revenue)					(\$102,250)	(\$102,059)
Summer: Overage (Shortfall) available for Debt Service & Contingency					\$1,063,613	\$1,188,620
GRAND TOTAL NET REVENUES					\$3,204,750	\$3,300,893
TOTAL UNRELATED COSTS AND RESERVE CONTRIBUTIONS					181,912,000	17,007,196
Total Overage (Shortfall) available for Debt Service & Contingency					\$1,234,600	\$1,253,697

University of Alaska Anchorage Student Housing Site Plan



The UAA Student Housing Framework Plan and the UAA Master Plan (1990-2015) designate housing development in the South Bragaw area depicted above. While classrooms, library, and other academic functions are located at the core of the campus design, periphery areas contain administrative and faculty offices, recreation and housing facilities, parking and traffic circulation loops. Building and facilities planning objectives indicate providing adequate housing within the UAA environs to create a greater sense of community, ensure reasonable costs, and reduce the number of commuters and vehicles on campus as a university priority. The campus housing at UAA will ultimately feature approximately 2,500 total beds, a mix of single and double rooms, apartments, and family housing for students, visiting faculty, and guests.

University of Alaska Anchorage Student Housing Expansion Project

PRELIMINARY SCHEDULE

<i>Schematic Design Completion</i>	<i>March 1996</i>
<i>University Board of Regents Approval</i>	<i>April 1996</i>
<i>Legislative "Funding" Approval</i>	<i>May 1996</i>
<i>Continue Design</i>	<i>May 1996</i>
<i>Funding Receipt</i>	<i>July 1996</i>
<i>Sitework Completion</i>	<i>October 1996</i>
<i>Construction Bid</i>	<i>November 1996</i>
<i>Begin Construction</i>	<i>April 1997</i>
<i>Exterior Closure Completion</i>	<i>October 1997</i>
<i>Building Interior Finish Completion</i>	<i>October 1998</i>
<i>Project Completion</i>	<i>November 1998</i>
<i>Student Occupancy</i>	<i>Spring 1999</i>