



## Board Briefing

**Committee:** Finance & Facilities

**Date Filed:** January 29, 2016

**Title:** Authorization to Amend the UNTS FY16 Capital Improvement Plan to Add Multi-phase Residence Hall at UNT

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### Background:

Continued expansion of on-campus housing, particularly for lower division students, continues to be a high priority for the campus. As of fall 2015, the total number of bed spaces on campus is 6,216 and the total number of students housed on the 12<sup>th</sup> day of class was 6,199. Continued enrollment growth is expected.

Responding to this growth and building on the success of the recently completed Rawlins Hall, the campus plans to construct new housing for approximately 1,000 students. The project will proceed in two phases of approximately equal size; planned completion for the first phase is early summer 2018. It is expected that construction on the second phase will commence about one year after the first phase, pending confirmation of continuing enrollment growth and financing availability, with completion expected in summer of 2019. A project budget of \$93,000,000 (\$44.8M for the first phase and \$48.2M for the second phase) has been developed; the budget is based on the recent Rawlins Hall project with appropriate adjustments for cost escalation in the construction market. The 2013 Campus Master Plan provides for increasing capacity on on-campus housing to 9,650 beds and identifies sites sufficient to accommodate this growth.

On August 27, 2015 the Board of Regents approved the UNTS FY2016 Capital Improvement Plan which identified capital projects for the UNT System. The requested action is to amend the UNTS FY2016 Capital Improvement Plan to include the new residence hall. Emphasis will be given to providing a living-learning type of environment with ample study and shared common spaces throughout the buildings. Site analysis will be conducted during the programming phase to determine the locations of the facilities consistent with the UNT 2013 Campus Master Plan.

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### Financial Analysis/History:

The project will be funded through the Revenue Financing System using short and long term vehicles and supported by housing fees and other auxiliary revenue. Ongoing financial analysis of the UNT housing system indicates that a phased program of rate increases beyond inflationary factors will be needed to support this project and maintain appropriate support for the entire portfolio. Appropriate financial analysis including project proformas and enrollment projections will be documented and validated before project commencement. Financing considerations will be confirmed by the Vice Chancellor of Finance. Planning and design funds up to \$1.5M would be from the UNT Housing/Auxiliary services to be reimbursed with bond funds once the financing arrangements are in place.

**Bob Brown**  
Institution Chief  
**Janet Waldron**  
Financial Officer  
Vice Chancellor for Finance

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**Legal Review:**

This item has been reviewed by General Counsel.

**Nancy S. Footer**  
Vice Chancellor/General Counsel

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**Schedule:**

Phase 1:  
Programming/Planning: March 2016 – May 2016  
Design: May 2016 – February 2017  
Construction: February 2017 – June 2018  
Substantial Completion May 2018

Phase 2:  
Programming/Planning: March 2016 – June 2016  
Design: May 2016 – June 2017  
Construction: March 2018 – June 2019  
Substantial Completion: May 2019

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**Recommendation:**

It is recommended that the Board of Regents authorize and approve the following Board Order.

**Recommended By:**

**James K. Davis**  
Associate Vice Chancellor for  
Facilities Planning and Development

**James Maguire**  
Vice Chancellor

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**Neal Smatresk**  
President

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**Lee Jackson**  
Chancellor

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**Attachments Filed Electronically:**

- FY 16 CIP Amendment

FY 2016 Capital Improvement Plan  
**UNIVERSITY of NORTH TEXAS SYSTEM**

**FY 2016 SUMMARY (in \$Million)**

**NEW PROJECTS FOR FY 2016**

Proj. No.	Project	Funding Source	Prior Yrs Costs	2016	2017	2018	2019	2020+	Total Project
<b>University of North Texas</b>									
16-1.20	College of Visual Arts and Design	TRB		6.80	63.20				70.00
16-1.21	Applied Physics	RFS		0.80	12.00				12.80
16-2.25	General Academic Building MEP	HEAF		0.50					
		RFS			7.00				7.50
16-2.50	Life Science Lab Exhaust Upgrade	HEAF		0.20	3.00				3.20
16-2.55	Discovery Park MEP Upgrade	HEAF		0.60					
		RFS			10.00				10.60
16-2.62a	Maple Common Area Renovation	AUX		0.15	1.50				1.65
16-2.63	Kerr Hall Kitchen and Dining Renovation	AUX	0.04	0.72	7.48				8.24
16-2.65	Sycamore 2nd Floor Renovation	HEAF		0.30	3.00				3.30
16-2.66	Coliseum Concourse Renovation	RFS		5.50	2.50				8.00
16-2.67	1500 I-35 Building	RFS		3.00	4.00				7.00
16-2.77	Wooten Hall Code Upgrade	HEAF		0.03	2.00				2.03
16-2.78	Child Development Lab Renovation	HEAF		2.00					2.00
16-2.79	McConnell Hall MEP	AUX		2.00					2.00
16-2.80	Fouts Field Demolition	Local/Cash		0.05					
		AUX			4.95				5.00
16-2.81	Fraternity Row Site Development	RFS		2.24					2.24
16-2.82	Track and Field Stadium and Sports Fields	RFS		0.50	1.50				
		GIFT			2.00				
		AUX			1.60				5.60
16-2.83	Bruce Hall Renovation	AUX		1.70					1.70
16-2.84	New Residence Hall								
16-2.84a	New Residence Hall - Phase 1	RFS		1.35	13.44	26.43	3.58		
16-2.84b	New Residence Hall - Phase 2	RFS		1.41	0.93	14.11	28.40	3.35	
<b>University of North Texas Total</b>			<b>0.04</b>	<b>29.85</b>	<b>140.10</b>	<b>40.54</b>	<b>31.98</b>	<b>3.35</b>	<b>245.86</b>
<b>University of North Texas Dallas</b>									
16-1.01	Student Learning and Success Center	TRB		2.00	14.00	33.40	13.60		63.00
16-1.04	Campus Infrastructure	HEAF		1.15					
		CP		0.50					1.65
<b>University of North Texas Dallas Total</b>			<b>-</b>	<b>3.65</b>	<b>14.00</b>	<b>33.40</b>	<b>13.60</b>	<b>-</b>	<b>64.65</b>
<b>University of North Texas Health Science Center</b>									
16-1.40	Interdisciplinary Research Building	TRB			35.70	44.30			
		RFS	0.36	7.87	12.57	20.20			121.00
16-2.96	Research and Education (RES) Level 4	RFS		3.00	1.50				4.50
16-2.94	Patient Care Center Level 6	RFS		0.50	1.00	1.00			2.50
<b>University of North Texas Health Science Center Total</b>			<b>0.36</b>	<b>11.37</b>	<b>38.20</b>	<b>57.87</b>	<b>20.20</b>	<b>-</b>	<b>128.00</b>
<b>University of North Texas System</b>									
16-2.01	Renovate Dallas Municipal Bldg and Assoc Law Bldgs	TRB		1.62	10.92	25.20	18.26		56.00
<b>University of North Texas System Total</b>			<b>-</b>	<b>1.62</b>	<b>10.92</b>	<b>25.20</b>	<b>18.26</b>	<b>-</b>	<b>56.00</b>
<b>Capital Improvement Plan Total</b>			<b>0.40</b>	<b>46.49</b>	<b>203.22</b>	<b>157.01</b>	<b>84.04</b>	<b>3.35</b>	<b>494.51</b>

**Summary by Funding Source**

Funding Source	Prior Yrs Costs	2016	2017	2018	2019	2020	Total
HEAF	HEAF	4.78	8.00	-	-	-	12.78
HEAF Reserve	HEAF Reserve	-	-	-	-	-	-
Tuition Revenue Bonds	TRB	10.42	123.82	102.90	31.86	-	269.00
Commercial Paper	CP	0.50	-	-	-	-	0.50
Private Placement	PP	-	-	-	-	-	-
Revenue Bonds	RB	-	-	-	-	-	-
Revenue Financing System Bonds	RFS	26.17	53.87	54.11	52.18	3.35	190.04
Auxiliary Reserves	AUX	4.57	15.53	-	-	-	20.14
Grants	GRNT	-	-	-	-	-	-
Student Fees	SF	-	-	-	-	-	-
Housing Revenue	HR	-	-	-	-	-	-
Gift/Donations	GIFT	-	2.00	-	-	-	2.00
Annual Budget, Operating and Capital	Local/Cash	0.05	-	-	-	-	0.05
<b>Total</b>		<b>0.40</b>	<b>46.49</b>	<b>203.22</b>	<b>157.01</b>	<b>84.04</b>	<b>494.51</b>



FY 2016 (in \$Million)

University of North Texas

Proj. No.	Project	Funding Source	Prior Yrs Costs	2016	2017	2018	2019	2020+	Total Project
<b>Previously Approved Projects:</b>									
1.06	Student Residence Hall	PP	36.53	(36.53)					37.10
		RB			37.10				
1.17	University Union Renovation	AUX	5.10						128.40
		CP	25.08	(25.08)					
		PP	82.90	(82.90)					
		SF			8.00				
		Local/Cash			2.60				
		RB			112.70				
1.17a	Scoular/ Stovall Relocations	HEAF	1.00						8.70
		CP	7.68	(7.68)					
		RB			7.70				
2.14	SRB Renovation	HEAF	4.19						20.43
		RFS	0.74	15.50					
2.20	Matthews Hall MEP	HEAF	2.40	1.80					4.20
2.21	Wooten Hall MEP	HEAF	3.25	1.20					4.45
2.34	Hickory Hall MEP	HEAF	3.00						3.00
2.33	Willis Library MEP	HEAF	0.45	5.10	3.40				8.95
5.01	Central Path Extension at Clark Park	HEAF Reserve	1.50	-					1.50
<b>Previously Approved Projects Total</b>			<b>173.82</b>	<b>39.51</b>	<b>3.40</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>216.73</b>
<b>New Projects for Approval:</b>									
16-1.20	College of Visual Arts and Design	TRB		6.80	63.20				70.00
16-1.21	Applied Physics	RFS		0.80	12.00				12.80
16-2.25	General Academic Building MEP	HEAF		0.50					7.50
		RFS				7.00			
16-2.50	Life Science Lab Exhaust Upgrade	HEAF		0.20	3.00				3.20
16-2.55	Discovery Park MEP Upgrade	HEAF		0.60					10.60
		RFS				10.00			
16-2.62a	Maple Common Area Renovation	AUX		0.15	1.50				1.65
16-2.63	Kerr Hall Kitchen and Dining Renovation	AUX	0.04	0.72	7.48				8.24
16-2.65	Sycamore 2nd Floor Renovation	HEAF		0.30	3.00				3.30
16-2.66	Coliseum Concourse Renovation	RFS		5.50	2.50				8.00
16-2.67	1500 I-35 Building	RFS		3.00	4.00				7.00
16-2.77	Wooten Hall Code Upgrade	HEAF		0.03	2.00				2.03
16-2.78	Child Development Lab Renovation	HEAF		2.00					2.00
16-2.79	McConnell Hall MEP	AUX		2.00					2.00
16-2.80	Fouts Field Demolition	Local/Cash		0.05					5.00
		AUX				4.95			
16-2.81	Fraternity Row Site Development	RFS		2.24					2.24
16-2.82	Track and Field Stadium and Sports Fields	RFS		0.50	1.50				5.60
		GIFT				2.00			
		AUX				1.60			
16-2.83	Bruce Hall Renovation	AUX		1.70					1.70
16-2.84	New Residence Hall								93.00
16-2.84a	New Residence Hall - Phase 1	RFS		1.35	13.44	26.43	3.58		
16-2.84b	New Residence Hall - Phase 2	RFS		1.41	0.93	14.11	28.40	3.35	
<b>New Project for Approval Total</b>			<b>0.04</b>	<b>29.85</b>	<b>140.10</b>	<b>40.54</b>	<b>31.98</b>	<b>3.35</b>	<b>245.86</b>
<b>Planned Projects with Identified Funding Sources:</b>									
1.43	Gateway Park	HEAF			1.00				1.00
2.01	Administration Building Renovation	HEAF	0.02		0.20	4.00			4.22
2.32	Terrill Hall MEP	HEAF			0.25	5.25			5.50
2.35	Curry Hall MEP	HEAF			0.50	5.00			5.50
2.51	Coliseum MEP	Local/Cash			0.50	4.00			9.50
		AUX					5.00		
2.53	PAC Foundation Repairs	HEAF			0.25	1.75			2.00
2.54	Physical Education Building (PEB) MEP	HEAF				0.50	7.00		7.50
2.56	Language Building MEP	HEAF					0.30	4.00	4.30
2.62b	Clark Common Area Renovation	AUX			0.15	1.50			1.65
2.62c	Crumley Common Area Renovation	AUX				0.15	1.50		1.65



FY 2016 (in \$Million)

University of North Texas

Proj. No.	Project	Funding Source	Prior Yrs Costs	2016	2017	2018	2019	2020+	Total Project
2.62d	McConnel Common Area Renovation	AUX					0.15	1.50	1.65
2.68	Kerr Hall - Air Handler Replacement	AUX			1.30	1.30			2.60
2.69	Maple Hall Air Handler Replacement	AUX				1.00			1.00
2.70	Demo and Build New Business Svcs Whse	AUX				1.00			1.00
2.71	SRB MEP Renovation	HEAF				1.20			1.20
2.72	USB MEP Renovation	HEAF			0.30	3.00			3.30
2.73	RTPF MEP Renovation	HEAF				0.50	5.00		5.50
2.74	Discovery Park Engineering Construction	RFS			0.75	8.75			9.50
2.84	Driveway Upgrades (Discovery Park and Campus)	HEAF						1.00	1.00
<b>Planned Projects with Identified Funding Sources Total</b>			<b>0.02</b>	<b>-</b>	<b>5.20</b>	<b>43.90</b>	<b>13.95</b>	<b>6.50</b>	<b>69.57</b>
<b>Planned Land Acquisitions</b>									
3.01	Land Acquisitions per Master Plan	HEAF Reserve		2.00					8.00
		HEAF			1.50	1.50	1.50	1.50	8.00
<b>Planned Land Acquisition Total</b>			<b>-</b>	<b>2.00</b>	<b>1.50</b>	<b>1.50</b>	<b>1.50</b>	<b>1.50</b>	<b>8.00</b>
<b>Capital Improvement Plan Total</b>			<b>173.88</b>	<b>71.36</b>	<b>150.20</b>	<b>85.94</b>	<b>47.43</b>	<b>11.35</b>	<b>540.16</b>

Planned Project without Identified Funding Sources

New Construction:

- Science and Tech Research Building
- Music Practice Building
- Baseball Stadium
- Fouts Field Parking Garage
- Academic Building
- Teaching Hotel

Renovation:

- Visitor's Center
- Eagle Student Services Envelope

Summary by Funding Source

	Funding Source	Prior Yrs Costs	2016	2017	2018	2019	2020	Total
HEAF	HEAF	14.31	11.73	15.40	22.70	13.80	6.50	84.44
HEAF Reserve	HEAF Reserve	1.50	2.00	-	-	-	-	3.50
Tuition Revenue Bonds	TRB	-	6.80	63.20	-	-	-	70.00
Commercial Paper	CP	32.76	(32.76)	-	-	-	-	-
Private Placement	PP	119.43	(119.43)	-	-	-	-	(0.00)
Revenue Bonds	RB	-	157.50	-	-	-	-	157.50
Revenue Financing System Bonds	RFS	0.74	30.30	52.12	49.29	31.98	3.35	167.78
Auxiliary Reserves	AUX	5.14	4.57	16.98	9.95	1.65	1.50	39.79
Grants	GRNT	-	-	-	-	-	-	-
Student Fees	SF	-	8.00	-	-	-	-	8.00
Housing Revenue	HR	-	-	-	-	-	-	-
Gift/Donations	GIFT	-	-	2.00	-	-	-	2.00
Annual Budget, Operating and Capital	Local/Cash	-	2.65	0.50	4.00	-	-	7.15
<b>Total</b>		<b>173.88</b>	<b>71.36</b>	<b>150.20</b>	<b>85.94</b>	<b>47.43</b>	<b>11.35</b>	<b>540.16</b>

Approved

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President

**UNIVERSITY of NORTH TEXAS SYSTEM**

UNIVERSITY OF NORTH TEXAS  
 New Residence Hall(s)  
 Capital Improvement Project No. 16-1.84



**PROJECT DESCRIPTION**

A new project will construct 1,000 beds on the main campus. This project may be undertaken in phases with approximately 500 beds being completed during the initial phase. Emphasis will be given to provide a living-learning type of environment with ample study and shared common spaces throughout the building(s). Site analysis will be conducted during the programming verification phased to determine the location(s) of the facility/ facilities as consistent with the UNT Campus Master Plan.

**PROJECT INFORMATION**

**JUSTIFICATION:** As of Fall 2015, the total headcount at UNT was 37,175. This represents an over 2.5% growth in student enrollment over the preceding year. The existing residence halls can accommodate 6,216 students and as of Fall 2015, these beds were nearly 100% occupied. With enrollment growth anticipated to continue, additional on-campus housing is needed to provide the resources to accommodate the goal of housing 22-25% of the undergraduate and 5% of graduate students.

LOCATION: Denton  
 SIZE (ASF/GSF): GSF: 243,000 ASF: 147,000  
 CIP PROJECT TYPE (NEW CONST. OR RENO.): New Construction  
 HISTORICALLY SIGNIFICANT? (Y or N): N  
 CONSISTENT WITH MASTER PLAN (Y or N): Y

**PROJECT BUDGET**

<b>Phase 1:</b>	
Design Fees	\$ 2,700,000
Construction Costs	\$ 35,800,000
Other Cost (Commissioning, Inspection, etc)	\$ 1,000,000
Furniture, Fixtures, and Equipment	\$ 2,800,000
Contingency and Fees	\$ 2,500,000
<b>Total Phase 1 Project</b>	<b>\$ 44,800,000</b>
<b>Phase 2:</b>	
Design Fees	\$ 3,000,000
Construction Costs	\$ 38,500,000
Other Cost (Commissioning, Inspection, etc)	\$ 1,000,000
Furniture, Fixtures, and Equipment	\$ 2,800,000
Contingency and Fees	\$ 2,900,000
<b>Total Phase 2 Project</b>	<b>\$ 48,200,000</b>

**PROJECT FUNDING (in \$ Millions)**

Project No.	Funding Source Abbr.	Funding Source	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	Source Total
		Revenue						
16-1.84a	RFS	Finance System	\$ 1.35	\$ 13.44	\$ 26.43	\$ 3.58	\$ -	\$ 44.80
		Revenue						
16-1.84b	RFS	Finance System	\$ 1.41	\$ .93	\$ 14.11	\$ 28.40	\$ 3.35	\$ 48.20
<b>FY Total</b>			<b>\$ 2.76</b>	<b>\$ 14.37</b>	<b>\$ 40.54</b>	<b>\$ 31.98</b>	<b>\$ 3.35</b>	<b>\$ 93.00</b>

**UNIVERSITY of NORTH TEXAS SYSTEM**

UNIVERSITY OF NORTH TEXAS  
New Residence Hall(s)  
Capital Improvement Project No. 16-1.84



**PROJECT SCHEDULE**

Phase 1:	
PROGRAMMING/PLANNING:	March 2016 – May 2016
DESIGN:	May 2016 – February 2017
CONSTRUCTION:	February 2017 – June 2018
SUBSTANTIAL COMPLETION:	May 2018
Phase 2:	
PROGRAMMING/PLANNING:	March 2016 – June 2016
DESIGN:	May 2016 – June 2017
CONSTRUCTION:	March 2018 – June 2019
SUBSTANTIAL COMPLETION:	May 2019

**LOCATION MAP**

The potential housing locations per the 2013 UNT Master Plan Update will be evaluated and the exact location for the new residence hall will be determined during the programming phase of the project.