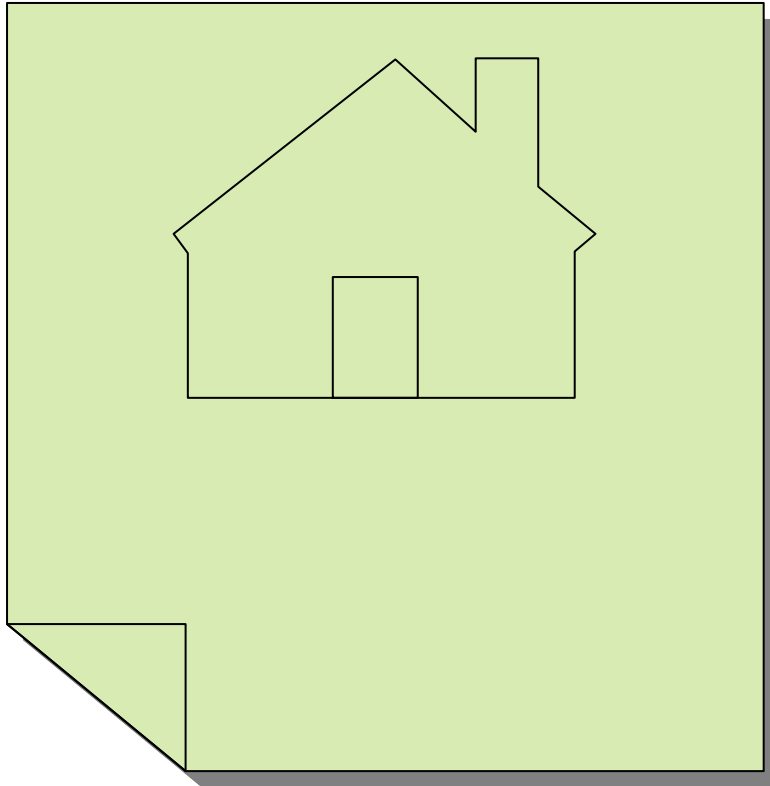


UNIVERSITY HOUSING & FOOD SERVICE
FIVE YEAR MASTER PLAN
&
Deferred Maintenance Program



UHFS
University Housing & Food Service
California State University, Chico

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FIVE YEAR MASTER PLAN
UNIVERSITY HOUSING & FOOD SERVICE
&
DEFERRED MAINTENANCE PROGRAM

This document includes a comprehensive review of the University's current and future plans to expand the student housing program and a summary of deferred maintenance and capital projects for all existing University Housing facilities [see Pages 21-28].

The History of Student Housing at Chico State University

In the early 1930s, the first on-campus student housing was established at Chico Normal School (Teacher's College). The third floor of Bidwell Mansion was used for accommodating ten to twenty women. For many years, the community supplied adequate housing for most students, either in homes of relatives, friends, or in boarding houses.

It was not until the post World War II influx of military veterans and an overall enrollment increase that a shortage of student housing within the community emerged. As a result, the college acquired buildings specifically for the purpose of housing students. Some of these buildings had an earlier life as Bachelors' Officers Quarters with the U.S. Army. These structures were obtained from San Luis Obispo (1946) and Tule Lake and the Bay Area (1947) and shipped on railway flatcars for reassembly on this campus. The structures were located on the present sites of Whitney Hall, Plumas Hall, Student Health Center, and Acker Gymnasium. At the peak of occupancy, there were fifty-seven (57) apartment units for families [Vet's Village] and North Hall and South Hall for single students. The single-student halls remained until 1960 when construction began on Acker Gymnasium. The "temporary" family units remained for twenty (20) years and were always in demand because of proximity to campus and low rents. The last of the family units found its final use as the Housing Maintenance Shop and was in use until 1973 when construction of the Student Health Center began.

Until the construction of Shasta and Lassen halls [1959], the University successfully provided a "home away from home" in a variety of creative ways during the intervening years. This included a combination of relationships with Chico community members involved with privatized student



housing both large and small in scale. This included Campus “certified” facilities and various lease arrangements in which the College assumed a direct management/oversight role.

In 1959, construction of **Lassen Hall** and **Shasta Hall** was completed and are still in service. These halls became the first on-campus permanent structures designed and built specifically for the purpose of accommodating undergraduate University students. Accommodations were provided for 205 men in Shasta Hall and a like number of women in Lassen Hall. Although of utilitarian design, to this day the buildings are carefully maintained, present a pleasing appearance, and are still in high demand.

Even with the addition of Shasta and Lassen halls, demand exceeded the abilities of the campus to readily provide undergraduate student housing. As a stop-gap strategy - and although built by a private developer and still privately operated - the Craig Hall Complex [accommodating as many as 844 students] became part of the University Housing program between 1964-67 and then operated by the University Foundation until 1974. Since 1974, the Craig Hall program has been owned/operated by a succession of private companies. The University has – on several occasions – considered the acquisition of Craig Hall but on each occasion has determined that either the cost to acquire, general condition of the facility at the time and/or the cost-benefit of bringing the physical plant to University/State standards was not a good business decision.

Demand for on-campus student housing continued unabated and **Whitney Hall** [designed to accommodate 528 students] was completed in 1969. As a nine-story high-rise, Whitney Hall emerged as the most popular of any residence hall, both on- and off-campus. The ratio of men/women has varied in recent years often reflecting the heavier demand by female students.

In 1973, seven vintage homes located on Third Street were opened for student housing. University Housing Maintenance assured these vintage homes were suitable for student housing. Residential programs for the houses varied, including theme programs for Spanish, French, German, Italian, and Anthropology. In total, these homes provided space for about 100 students.

The most significant news in a decade for the Chico State student housing program came in October 1980 when the campus was notified that an application for a \$5 million interest subsidy loan was approved. This loan provided 324 new student housing spaces on campus, 84 of which were designated for “thematic group living programs” like those housed in the seven off-campus vintage homes described above. Construction began in March 1982 and the three new “North Campus” halls opened fall 1983 - known as **Esken Hall** [112 beds], **Mechoopda Hall** [120 beds]



and **Konkow Houses** [78 beds] The inclusion of the North Campus project increased student housing capacity to 1,264 spaces.

University Village [located less than a mile from the northwest campus border] is currently a 620-bed student apartment-style complex. University Village became part of the University Housing and Food Service Program in a two-phase acquisition process (August 1991 and July 1998). This facility has allowed the University to meet more diverse residential student needs primarily because of its apartment-style design (e.g., more spacious bedroom accommodations, in-suite kitchens, semi-private bathrooms) and the provision of year-round residency for students if demand warrants while on-campus residence halls are tied to the academic calendar and summer conference program.

The initial acquisition of University Village-North (1991) was the first step in implementing the University Housing Acquisition Plan. An adjacent property – [Colony Inn - a 240 bed space apartment complex located immediately south of University Village] - was acquired by the University in 1998. The University’s main interest in this property was the shared property line with University Village-North and the cluster design of the individual units. This design has four bedrooms sharing a common kitchen and dining room and two bathrooms. Each bedroom across the consolidated University Village platform has private exterior entries, semi-private bathrooms and shared in-suite kitchen facilities.

University Housing Stock Overview

Effective fall 2008, University Housing & Food Service currently administers 1,889 beds within the four residential complexes described above. The UHFS housing stock profile is provided below.

Hall Name	Capacity	Community Type	Year Built
Lassen Hall	215	residence hall	1959
Shasta Hall	215	residence hall	1959
Whitney Hall	560	residence hall	1969
Esken Hall	116	residence hall	1983
Mechoopda Hall	124	residence hall	1983
Konkow Houses (academic thematic)	84	residence hall/house style	1983
University Village – South	354	apartment	1976
University Village – North	276	apartment	1975
TOTAL system bed count	1,944		
LESS Resident Advisor bed spaces	-55		
TOTAL net revenue bed spaces	1,889		



Except for University Apartments and Konkow Houses, sixty-two percent [62%] of the remaining University Housing stock is traditional double-loaded corridor dormitory design with community bathrooms.

The current facilities contain 24-hour study lounges, recreation rooms, computer labs and service desk programs. Facilities are well-maintained through proactive custodial and facility maintenance programs and significant capital reinvestment.

University Housing Demographic - Demand Expected to Remain Strong

The University Housing & Food Service program serves approximately eleven percent [11%] of the University's FTES population. Generally, of the 1,889 students accommodated in University Housing facilities, approximately ninety-three percent [93%] are first-time/first-year students [1,750]. In fall 2008, this represented approximately sixty-four percent [64%] of the entire first-time/first-year class.

University Housing is a comprehensive student residential experience. The strength of the co-curricular program directly supports the University's academic mission. University Housing provides residential environments in which students can successfully and effectively transition to the campus environment, the community and University life.

Approximately ninety percent [90%] of all students attending the University come from "places other than Chico" and generally outside the University's "north-state" service area. As a consequence, it is advantageous for new, first-time/first year students to reside on campus. However, due to strong first-year enrollment patterns at the University, the demand for on-campus housing has historically exceeded the University's ability to provide accommodations except on a first-come/first serve basis. It is anticipated - even in the face of recent CSU System-wide mandated enrollment reductions – the demand for on-campus student housing will remain greater than the University's ability to provide accommodations.

The University does not expect the demand for student housing, especially from freshmen, to diminish in the foreseeable future. However, new enrollment projections for the short-term should still provide adequate demand for on-campus student housing to fill available beds designated for first-time/first year freshmen. The University's enrollment plan, as codified in the Higher Education Compact, suggests the potential growth of the freshman class will create student housing demand which far exceeds supply. Some reasons for this include:

- Continued high occupancy is expected because students continue to desire living in the residence halls/apartments. Current students support and promote the "on



campus experience” by telling their siblings and friends that [as new students] they should live on-campus for at least the freshman year.

- University Housing is perceived to be, and we believe in fact is, a safer place to live than off-campus. This is especially true for new students given the extra resources allocated for safety/security measures, guest registration, and highly trained and visible residential life staff.
- In the past decade, there have been very few multi-family housing permits issued by the City of Chico within the University district and since land for new apartment construction near the University is scarce [traditionally attractive for student housing] very little new apartment construction has occurred.

Student Housing Expansion Planning

During the spring 1993, former Chico State President Manuel Esteban appointed a committee comprised of college deans, faculty, staff, and students to examine the University’s residential nature and to offer recommendations on the future of student housing. The committee conducted hearings to discuss the University’s residential situation and its implications for strategic planning. The committee recommended the following: “After reflecting on the hearings we had held, we concluded that the real significance of a residential situation was its potential for community-building, for creating a total Chico State experience, a living and learning university community.”

The committee’s vision for that community included increasing the number of students who reside in campus-controlled or campus-influenced student housing. In the fifteen years since, the goal and vision for a more residential campus has remained unchanged. To that end, the findings and recommendations of the committee directly supported the successful acquisition of Colony Inn in 1998 (now part of University Village).

Intention and Relationship to the University Master Plan

The CSU Board of Trustees has defined the purpose of campus housing to “...foster a learning environment in campus-operated housing that complements the educational mission of the University.” Our University’s Strategic Plan states: “California State University, Chico sees its distinctive residential context as an opportunity to create an intensive, high quality learning environment ... all placed within a beautiful and engaging physical environment”. The University’s



Strategic Plan further describes the residential nature of our campus as key to attracting and retaining students and identifies the first priority of the campus as providing a student-centered learning environment both inside and outside the classroom.

The emphasis on student-centered learning environments on a residential campus provides tremendous opportunity for the University to accomplish its educational goals through the student housing program. The essential purpose for campus involvement in student housing is to provide enhanced learning environments within residential settings -- rather than to simply provide shelter. This purpose is especially important for first-year students who are **new** to the campus each year. As stated above, as many as ninety percent [90%] of all new students relocating to the City of Chico will need and benefit from University student housing in their first year.

The unmet demand for University Housing has not diminished for many years and will continue as the freshman class is projected to grow (Higher Education Compact). In recent years, demand for additional on-campus housing has been mitigated by creating some residence hall triple rooms and many apartment-style single bedrooms were converted to double occupancy (yield: 120 additional beds at University Village). Additionally, University Housing assignments for returning students and new transfer students were capped by 40%. When aggregated, this strategy created a net bed yield for fall 2005 of approximately 180 beds for new first-year students. Even so, not all students requesting on campus housing were placed and many new students opted to cancel University Housing applications in favor of seeking accommodations in the community for fear that on-campus accommodations would never be available. This high demand-wait list pattern has persisted since fall 2005.

Without increasing the capacity of the University Housing system it will be impossible to accomplish the University's goal of accommodating all freshmen or any additional new student populations (i.e., transfer students, international students). Even if the University continues to house only 65-70 percent of the first-time freshmen class, given enrollment projections for the next twenty (20) years, the campus may soon not have any capacity for continuing, new transfer, or special program students.

The University currently contemplates a two-pronged approach within a three-phased student housing master plan model. One prong is to upgrade and maintain currently operated housing stock at a level befitting the relative age and condition of these facilities. This includes addressing both short- and long-term deferred maintenance obligations by infusing minor capital project funding as-needed and where-needed. By example, in the last two years more than \$3



million has been reinvested in several residence halls with additional capital investment project work scheduled during summer 2009 and beyond.

The second prong is to build new housing stock – within reasonable campus enrollment demand scenarios/expectations – such that all first-time/first-year students can be accommodated within the University Housing program [see project descriptions below]. To meet this goal, approximately 1,000 to 1,200 additional beds will be required. Such a building program – once completed – will increase the campus housing capacity from ~1,900 to ~3,000 beds.

PROJECT DEMAND

The construction of the Student Housing Expansion Phase 1 project (226 beds and residential dining center) reflect the University’s two-fold desire to address unmet demand for University-operated student housing and to replace the existing Whitney Dining Center (circa 1969).

University Goals

Independent of unmet demand for University-operated student housing, the University has been interested for many years in expanding current student housing stock for other reasons, which includes:

- National research (Astin 1973, 1975; Chickering 1974; Pascarella and Terenzini 1991) show that students - particularly younger students - who experience campus housing, tend to have higher retention rates, grade point averages, graduation rates, and overall higher satisfaction with their collegiate experiences.
- The recent Higher Education Compact between Governor Schwarzenegger and CSU System identifies considerable enrollment growth across the CSU System. Additional student housing will be needed at Chico State to meet the long-term campus obligations to support CSU System-mandated enrollment growth.
- Based on student and parent reporting, the availability of campus housing attracts and retains students. Supervision, academic and co-curricular opportunities, and safety are major reasons.
- Student safety and security, particularly for our women students, is a significant concern. The enhanced availability of on-campus student housing will provide a higher measure of safety than in private sector student housing.
- Providing enhanced learning environments in University-administered residential housing will extend the goals and values of the University’s educational mission to more

students (especially first-year students) who are not currently accommodated on campus due to limited capacity.

Market Demand Study – Phase 1

During fall 2004, Ira Fink and Associates, Inc., University Planning Consultants, conducted a Student Housing Marketing Analysis and a Student Housing, Transportation and Demographic Survey.

The Student Housing Marketing Analysis revealed several important findings which supported the University's recommendation to expand student housing stock and replace the existing residential dining facility. A summary of these findings are included below.

- 1) *Current University enrollments are growing annually and the recent Compact for Higher Education identifies continuing growth for Chico State over the next twenty (20) years.*
- 2) *Chico State has historically housed a small percentage of its overall student population. There were 13,800 full-time students enrolled fall 2004. Of these, ninety (90) percent (12,300) were classified as single or never married and enrolled full-time. University Housing accommodated 1,800 students (approximately 14% of all single or never married students enrolled fall 2004). With 1,900 bed spaces available (Fall 2005) and the largest first-year class in the history of the University (approximately 2,350 students), the shortfall in University beds for first-year students continues unabated.*
- 3) *The residential dining program (Whitney Dining Center) faces many challenges: chief among these are age of the facility (circa 1969), limitations of the service and servery areas, and the need to upgrade kitchen equipment and production areas.*

Applications for University Housing

Student housing applications have historically exceeded the capacity of Chico State residence halls and there is no change contemplated given anticipated enrollment growth and the demand to reside on campus from first year students.

Year	Capacity	Applications ⁽¹⁾
1998	1448	4612
1999	1715	3219
2000	1753	3027
2001	1745	3880
2002	1745	3245
2003	1745	2932
2004	1745	2806
2005	1900 ⁽²⁾	2293
2006	1900	2560
2007	1888	2751
2008	1888	2875



⁽¹⁾ The decline in Fall new student housing applications between 1998 and 2005 actually represents, over time, significant and successful modifications in the University's more selective admission requirements; acceptance of student housing applications from only fully admitted students versus any student making application for admission; transition from a "declaration of student housing interest" without any financial application obligations to the current practice of requiring a \$1000 pre-payment; transition from a two-step process (application + housing license) to the current single step process (housing license + \$1,000 pre-payment); and, migration from a lottery assignment process to a "first-come, first serve" protocol.

All of these policy and process changes have, over time, reduced the number of applications to more closely represent actual demand characteristics of the student population the University serves.

⁽²⁾ Twelve (12) additional beds were added to Konkow Houses in 2005/2006 and 2006/2007. These were subsequently removed for fall 2007.

Ira Fink and Associates Study

The Fink "Student Housing Market Analysis" identified several important factors which supported the consideration of student housing expansion and dining center replacement. Those factors included:

- *Of the 13,800 full-time students enrolled fall 2004, ninety percent (90%) were classified as single or never married (12,300).*
- *Of the 12,300 "single or never married" students, only 1,300 (11%) reside in University Housing residence halls and nearly four percent (4%) reside in University Housing apartments (University Village).*
- *Between Fall 2004 and fall 2010 (when Phase I is expected to open for occupancy), the Higher Education Compact projects University enrollment to increase by approximately 9% (15,150).*
- *Among University students, 57 percent of first-year students preferred to live on campus, in residence halls or suites, and nine percent in University apartments. With projected enrollment increases as shown above and student preference to reside in University Housing, both will serve as a significant force in creating demand for existing housing for many years.*
- *Based on the results of the student housing survey, there would be a projected demand effective Fall 2008 for approximately 1,850 residence hall beds, 450 suite-type beds and 730 apartment-style beds for a total demand of approximately 3,000 beds.*

Demand for on-campus housing has historically been significantly greater than the University's ability to provide student housing accommodations. Of course, a single housing demand study provides only a snap-shot in time based on historical data, current capacity, recent demand, projected demand, enrollment data, and the University's intentions going forward. It is recognized that conditions may change over time [i.e., enrollment, budget, demand and societal economic indices] where any single or combination of conditions may change the calculus governing subsequent student housing expansion initiatives.



As a result of the fall 2004 student housing marketing analysis, the stage was set for the campus to move ahead with planning and seek approval from the CSU Board of Trustees to fund Phase 1 [revenue bond authority]. The Housing Project Review Committee [CSU System] approved the Phase 1 project proposal in February 2006. The Board of Trustees subsequently endorsed the Housing Project Review Committee recommendation and formally committed in July 2008 to fund the project.

UNIVERSITY ENROLLMENT

As shown above, historically the demand for on-campus housing has substantially exceeded the University's ability to provide accommodations to first-year students. University undergraduate enrollment has continued to steadily grow for many years, but recent decisions by the CSU System [due to State of California budget conditions] will restrict the number of new freshman expected to enroll fall 2009. A smaller first-year class notwithstanding, the demand for University Housing will still readily exceed supply. See enrollment projection data provided as Attachment 1 [see following page].



University Enrollment Projection – Attachment 1

ATTACHMENT 1 ENROLLMENT PROJECTION

Campus
Term

Chico
Fall 2008

	TOTAL	Ind Ed.D	Ind Ed.D	MS in Nursing	MS in Nursing	BS in Nursing	BS in Nursing	Student Level				New Students				
		P-12	CC	Direct Entry Level	Already has	Generic/Basic	RN to BSN	UG	PB Teacher Cred	Other PB	GRAD	First-Time	UG	New	New	New
		Major Code	Major Code	Major Code	Major Code	Major Code	Major Code					Freshmen	Transfer	PB Teacher Cred	PB	Grad Stud
		08272	08273	12031	12032	12031	12032									
SUMMER 2008																
Resident Headcount	1348			0	0	45	23	1128	59	64	97	2	0	1	21	16
NRT Headcount	52			0	0	0	0	40	0	2	10	0	0	0	1	2
Total Headcount	1400	0	0	0	0	45	23	1168	59	66	107	2	0	1	22	18
Resident Term FTES	380			0	0	14.5	3.5									
NRT Term FTES	13.9			0	0	0	0									
Total Term FTES	393.9	0	0	0	0	14.5	3.5									
FALL 2008																
Resident Headcount	16647	0	0	0	29	269	55	15319	361	204	763	2713	1296	175	77	240
NRT Headcount	488							373	0	6	109	54	34	0	1	28
Total Headcount	17135	0	0	0	29	269	55	15692	361	210	872	2767	1330	175	78	268
Resident Term FTES	15535.4				14.1	215.2	34.5	14420	400.3	143	571.9	2677.6	1146.3	220.3	55.5	202.6
NRT Term FTES	427.5							342.4	0	4.9	80.2	51.4	30.7	0	0.4	22.3
Total Term FTES	15962.9	0	0	0	14.1	215.2	34.5	14763	400.3	147.9	652.1	2729	1177	220.3	55.9	224.9
WINTER 2009																
Resident Headcount																
NRT Headcount																
Total Headcount	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Resident Term FTES																
NRT Term FTES																
Total Term FTES	0	0	0	0	0	0	0									
SPRING 2009																
Resident Headcount	16150				16	267	64	14775	372	241	762	21	630	54	78	74
NRT Headcount	410							294	1	8	107	10	16	0	2	9
Total Headcount	16560	0	0	0	16	267	64	15069	373	249	869	31	646	54	80	83
Resident Term FTES	15245				8	210	48									
NRT Term FTES	311															
Total Term FTES	15556	0	0	0	8	210	48									
CY 2007-08																
Projected Resident CY FTES	15580.2	0	0	0	11.05	219.85	43									
Projected NRT CY FTES	376.2	0	0	0	0	0	0									
Projected Total CY FTES	15956.4	0	0	0	11.05	219.85	43									

Submitted by Name, Email
Address

Signature of President or
Designee



NEW CONSTRUCTION



Phase 1: Sutter Hall + Residential Dining Center

The successful completion of the Phase 1 project [scheduled occupancy fall 2010] will signal the implementation of the Chico State University Housing and Food Services Study (June 2002 – AC Martin Partners, Inc). The goal of the student housing expansion program – Phase 1 – is to modestly increase the residence hall system (226 beds) but, just as importantly, to fully replace the residential dining center now located in Whitney Hall (circa 1969).

Sutter Hall + Residential Dining Center are concurrently being constructed adjacent to the campus core as part of the central residential quad. A University Housing programming activity center was razed to create the necessary space. To mitigate the loss of the activity center, the University received approval to build a new programming center (~8,600 gsf) with anticipated completion to coincide with the completion of Phase 1 student housing expansion (fall 2010). The programming center will provide office space for residential dining administrative offices, large meeting space [275 person capacity], Residence Hall Association offices, Residential Life resource space, and a smart classroom.

The Sutter Hall residential dining center will accommodate 635 students [approximately double the capacity of the current residential dining unit]. The servery will include five (5) distinct and separate food platform areas. Two (2) private dining areas are included within the facility design. As programmed, one (1) platform will double as an “after hours” restaurant with a separate, exterior entrance from the courtyard. The current project construction budget is \$60,000,000 with the residential dining center representing approximately twenty percent [20%] of the program construction costs.

The residential dining center is designed to accommodate all current residence hall students participating in mandatory meal plan programs [~1,250] and will provide additional capacity for subsequent student housing expansion requirements contemplated in Phase 2 (see Page 15).

Phase 2A - College Park Land Acquisition for Student Housing Expansion

The College Park neighborhood – a mix of owner-occupied and rental properties - is comprised of twenty-six (26) individual dwellings which are located in a single neighborhood adjacent to the University's northern boundary. The Department of University Housing & Food Service has previously acquired four (4) dwellings and the University Research Foundation has acquired eleven (11) dwellings. Acquisition of the remaining eleven (11) properties is necessary to fulfill the University Master Plan for student housing expansion (hereafter referenced as Student Housing Expansion-Phase 2 and/or related segments [i.e., campus parking] which will comprise Phase 2 when fully completed).

The *Student Housing Expansion-Phase 2* project(s) include(s) several potential elements (e.g., as many as three [3] separate build-outs are contemplated) none of which are possible without the acquisition of privately held real estate on a line contiguous to the University's northern boundary.

The College Park properties have been previously identified for acquisition in the University Master Plan. This site is adjacent to the campus (northern boundary) and has been identified as the most suitable site for new student housing development. The proximity of the College Park site to existing University student housing would reinforce a campus residential community district in the northern sector of the campus. In addition, acquisition of the College Park site would benefit the University by providing needed campus boundary expansion for both student housing and parking.

Chico State is severely impacted by a limitation of land area with few opportunities for the University to purchase adjacent land appropriate - in mass and proximity - for the development of student housing. The development of the College Park site [Phase 2B and 2C] mandates that the University purchase all remaining privately held properties [11 structures] at a time when University resources permit within the context of the current CSU system budget crisis. Funding to acquire College Park properties will come from University Housing reserves.

Phase 2B – College Park – Initial Sub-Phase

The *Student Housing Expansion-Phase 2B* project will be located on the College Park site and may include several elements with as few as one (1) to as many as three (3) separate build-outs depending on availability of contiguous land, the size of the physical structures (i.e., 3-story or 4-story), the project scope, and/or construction phasing.

When completed, assuming modified traditional style residence hall stock [see Sutter Hall design format], the total bed capacity for Phase 2B may range from 300 to 500 beds (a single, 3-story



project) to as many as 1,000 beds (a three-phased, 4-story project encompassing the entire College Park site).

The scope and size of the Phase 2B project notwithstanding, the project contemplates the allocation of student life/recreation/programming space(s) including service desk/reception area(s), professional staff offices, private apartments, living/learning center(s), computer laboratory, student laundry room(s), television lounge(s) and appropriate support areas for Building Maintenance and Custodial operations. The project scope contemplates open social community courtyard space(s) to be used for formal and informal program activities. These spaces would be shared with existing student housing occupants (i.e., Mechoopda, Esken and Konkow residents).

Existing surface parking in the North Campus residence hall area may be reconfigured and new surface and/or parking structure facilities will be added as needed.

Phase 2C – College Park – Final Sub-Phase

The *Student Housing Expansion-Phase 2* project will be located on the College Park site and may include several elements with as few as one (1) to as many as two (2) separate build-outs depending on availability of contiguous land, the size of the physical structures (i.e., 3-story or 4-story), the project scope, and/or construction phasing.

When completed, assuming modified traditional style residence hall stock [see Sutter Hall design format] the total bed capacity for Phase 2C may range from 300 to 500 beds (a single, 3-story project, or a two-phased, 4-story project encompassing the balance of the College Park site).

The scope and size of the project notwithstanding, the project contemplates the allocation of student life/recreation/programming space(s) including service desk/reception area(s), professional staff offices, private apartments, living/learning center(s), computer laboratory, student laundry room(s), television lounge(s) and appropriate support areas for Building Maintenance and Custodial operations.

The project scope contemplates open social community courtyard space(s) intended to be used for formal and informal program activities. These spaces would be shared with existing student housing occupants (i.e., Mechoopda, Esken and Konkow residents). The opportunity to include retail food service operations will be explored. Existing surface parking will be reconfigured and new surface and/or parking structure facilities will be added as needed.



Phase 3 – Whitney Hall } Renovate or Raze/Replace

The *Whitney Hall - Phase 3* project will involve the full deactivation and/or decommissioning of the residence hall during an 18-24 month period. Two (2) options [renovation or razing] will be considered when determining the final course of action with regard to the Whitney Hall project. It should be noted that under either option - at minimum - project initiation will be scheduled to coincide with the occupation of the Student Housing Expansion Phase 2B [minimum 400 beds] so that there will be no net loss in revenue producing bed spaces and/or available beds to accommodate first year students while Phase 3 is underway.

RENOVATION: One option is the complete renovation of the existing structure to yield approximately 400 bed spaces. When completed, the renovation program will approximate as-built standards coupled with 21st century resident amenities and ample improvements to address privacy, community development requirements, and infrastructure.

The full scope of work for renovating Whitney Hall will be sweeping and comprehensive and – by example - will include the following elements:

- Complete seismic evaluation of the structure and infrastructure redesign as needed;
- X-ray services to determine structural integrity;
- Environmental hazard abatement – ACM building supplies (i.e., floor and ceiling tile, pipe insulation, PCB ballasts, lead paint, doors, etc.);
- Evaluation of vertical curtain wall systems to determine whether repair or replacement;
- Roof system - evaluated for and life-cycle / replaced if less than 10 years of viable life remaining;
- Window systems and glazing – full replacement recommended / design to be determined regarding window mechanical operation and curtain wall construction, etc.;
- HVAC - replacement required / redesign to be determined (2-pipe vs. 4-pipe system);
- Boiler/chiller/cooling tower - inspected and renovated/replaced as required;
- Evaluation of air handling equipment with replacement if determined as needed;
- Design and installation of an energy management system;
- Plumbing - replacement required of all vertical and horizontal delivery piping including domestic water service, sanitary and sewage evacuation piping;
- Replacement of all sink and toilet fixtures;
- Electrical power and lighting are to meet existing code and provide, in student bed rooms, enhanced electrical service to meet contemporary student-use standards (i.e. minimum of 4 duplex outlets for each resident);

- Upgrade/replace the emergency power generator;
- Renovation of all rooms and spaces in the building to include floor coverings and new movable furnishings for all areas (common areas and student bedrooms), new finishes, etc.;
- Painting of all occupied and unoccupied spaces (i.e., mechanical, electrical, maintenance, custodial and support spaces);
- Demolish existing ceramic wall tile in shower and toilet rooms and replace with new specified materials; replace all bathroom partitions and doors;
- Reduction in bed capacity on each floor to accommodate, at minimum, a (a) single floor lounge, and (b) study lounge with data capability; floor configuration and floor capacity to be determined in conjunction with information collected from focus group sessions; new assignable capacity within floor plan options under consideration will reduce assignable bed capacity (528 currently) to 432 residents;
- Replacement of all building doors, hardware and key-way systems should be anticipated -- door frame replacements are anticipated throughout the building;
- Restoration of exterior façade;
- Electronic card access systems should be introduced for all public entrance access points, elevator operations, and secured floor lounge areas;
- First floor level public and semi-public areas (i.e., entrance lobby, formal lounge, dining center) should be redesigned to accommodate enhanced security requirements, functionality and aesthetic upgrades; student mailbox system should be incorporated into new desk-area design;
- Basement-level community space should be up-dated and developed for multi-purpose use;
- Basement-level maintenance and custodial support areas/spaces should be enlarged (where possible) and environmental conditions addressed/augmented;
- Floor and wall penetrations may be required in each room to accommodate new voice/data systems and future delivery systems -- these services could require installation of new soffit and chase-way systems;
- Elevator systems will meet ADA and existing fire code compliance requirements;
- Elevator mechanical systems and cars will be evaluated and refurbished/replaced as needed; the ideal redesign scope of work would add as many as two (2) additional elevators to the existing configuration (4 total);
- ADA standards are to be met for building entrances, bath and toilet areas, public restroom facilities, fire alarm, hardware, elevators, etc.;

- Exterior walkways, steps, poured platforms, etc. should be replaced/repared in order to achieve functional integrity and aesthetic values;
- Fire systems - installation of hard-wire and integrated smoke detection devices in all sleeping rooms, hallway areas and public access spaces; installation of sprinkler devices in all sleeping rooms, hallway areas and public access spaces; evaluation of fire pump system;
- Penthouse-level design should include voice/data capability; evaluation of ADA requirements needed and design so that this space can be occupied;

RAZE/REPLACE: Another option is to raze Whitney Hall and replace the structure with new construction that would mirror Phase 1 – Sutter Hall. The intended net bed yield would – at minimum - provide 400 undergraduate bed spaces. This project may include several elements with as few as one (1) to as many as two (2) separate build-outs depending on the utilization of contiguous land, the size of the physical structures (i.e., 3-story, 4-story, etc.), the project scope, and construction phasing. When completed, assuming modified traditional-style residence hall construction, the total bed capacity for Phase 3 will be – at minimum - 400 undergraduate student beds.

The scope and size of the project notwithstanding, the project contemplates the allocation of student life/recreation/programming space(s) including service desk/reception area(s), professional staff offices, private apartments, living/learning center(s), computer laboratory, student laundry room(s), television lounge(s) and appropriate support areas for Building Maintenance and Custodial operations.

The project scope contemplates open social community courtyard space(s) intended to be used for formal and informal program activities. These spaces could be shared with existing student housing occupants residing in communities adjacent to this project.

The space vacated in Whitney Hall by the current dining program will be redeveloped to enhance the quality of resident student life and productivity of University Housing and Food Service administrative operations.

University Housing Long-Range Capacity Profile

Hall Name	Capacity	Community Type	Year Built
Lassen Hall	215	residence hall	1959
Shasta Hall	215	residence hall	1959
Whitney Hall	560	residence hall	1969
Esken Hall	116	residence hall	1983
Mechoopda Hall	124	residence hall	1983
Konkow Houses <i>(academic thematic)</i>	84	residence hall/house style	1983
University Village - South	354	apartment	1976
University Village - North	276	apartment	1975
Sutter Hall	226	modified traditional residence hall	2010
TOTAL system bed count	2,170		
LESS Resident Advisor bed spaces	-61		
Fall 2010 – TOTAL net revenue bed spaces	2,109		
Phase 2A		College Park acquisition	na
New beds planned in multi-phase rollout:			
Phase 2B	300 – 500	modified traditional residence hall	TBD
Phase 2C	300 – 500	modified traditional residence hall	TBD
	2,709 – 3,109		
Phase 3	400	Whitney Hall <i>renovated or new construction</i>	TBD
TOTAL net revenue bed spaces at anticipated full build-out	2,549 – 2,949		

Concluding Remarks/Observations – Master Plan

As mentioned above, Phase 1 construction [Sutter Hall + Residential Dining Center] is fully engaged with occupancy scheduled for fall 2010.

College Park acquisition activity [Phase 2A] has shown steady progress in recent years but there is no single aggregated land area that would permit the construction of additional student housing. Progress in meeting Phase 2B, Phase 2C and Phase 3 planning goals will be driven by several factors: (1) additional land acquisitions; (2) State funding in support of campus enrollment growth; (3) strong, continued demand for on-campus housing; and, (4) debt-capacity analysis and revenue bond funding authority.



Deferred Maintenance Program

In 2007, University Housing began an aggressive program to identify deferred maintenance needs and work to upgrade and renovate existing student housing facilities. The Capital Projects matrix - included as an attachment to this document – outlines the extent to which University Housing has identified needs in each of the residence halls/apartments and the scope of work, capital resources and schedule requirements to address these needs. By example, in each of the last two fiscal years, University Housing has reinvested approximately \$1.5 million annually with similar activity intended each year going forward.

California State University, Chico and the Department of University Housing & Food Service has identified and crafted a comprehensive student housing master plan coupled with addressing and committing the human and financial resources necessary to maintain existing facilities to the highest standards. The University has taken a long-term approach to planning which will serve institutional and student needs well in the face of uncertain times in the near-term.



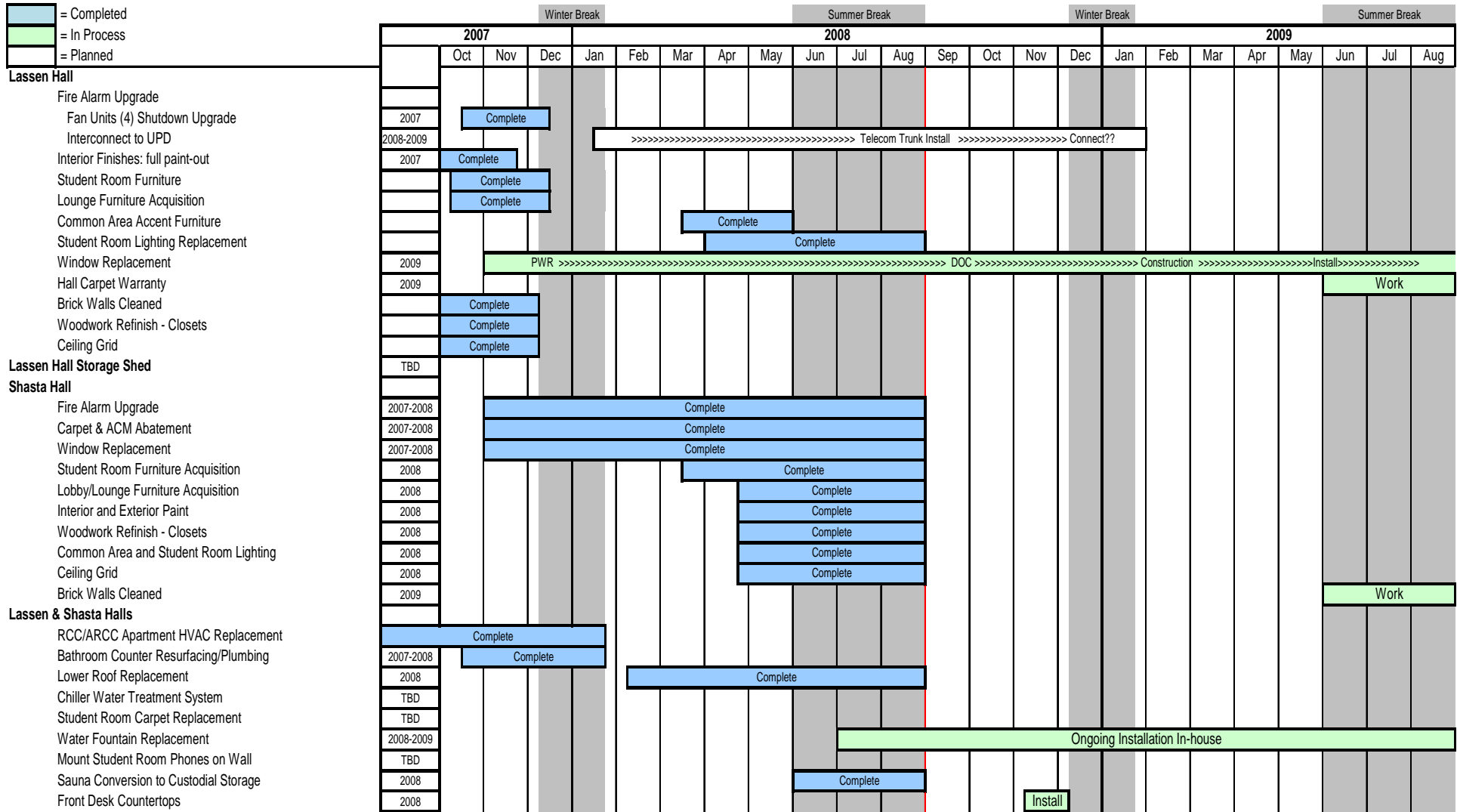
University Housing Capital Projects – Attachment 2

California State University, Chico
University Housing and Food Service

Updated 12/17/08 by L. Ratterree

Capital Projects

- = Completed
- = In Process
- = Planned



Capital Projects

- = Completed
- = In Process
- = Planned

	2007			2008									2009										
	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
	Winter Break			Summer Break									Winter Break			Summer Break							
Global																							
Knox-Box Installations	FA >>>> Complete																						
Security Acces/Key System	2009																						Work
Campus Emerg & Escort Service Phone Expansion	2009																						Work
Senergy Ballast, Tube & Fixture Changeout	2008-2009																						Implementation
Security Camera Expansion	TBD																						
Arc Flash Study	2009																						
IGA	2009																						
Medeco	2009-2010																						
Central Fire Alarm to UPD	TBD																						
UHFS Office																							
Telecom Room Remodel	2008-2009																						



California State University, Chico												
University Housing and Food Service												
Capital Projects												
2008-9												
Property	Project Number	TMA	Description	Anticipated Total Cost	Budget Request	Begin Date	Completion Date	Total	2006-7	2007-8	2008-9	2009-10
Whitney	WHIT04	10974	Elevator Upgrades	\$ 427,000	\$ -	7/1/2007	1/24/2008	\$ 426,590	\$ -	\$ 426,590	\$ -	\$ -
			C.O. #1 - Fire Alarm Upgrade	\$ 77,000	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -
			C.O. #2 - Schedule Acceleration	\$ 11,000	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -
			Repaint Dining Center (repaint 4 walls)	\$ 1,200	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -
		11056	Chiller Repairs	\$ 57,000	\$ -	11/08/2007	1/24/2008	\$ 57,000	\$ -	\$ 57,000	\$ -	\$ -
			Refrigerant Purchase from FMS				Complete					
			Cooling Tower Staging				Complete					
			Electrical Repairs				Complete					
			Chiller Annual Maintenance	\$ 5,000	\$ -			\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -
			Hydronic Riser Assessment	\$ 7,000	\$ 7,000	5/26/2008	8/1/2008	\$ 7,000	\$ -	\$ -	\$ 7,000	\$ -
			Hydronic Riser Repair/Replacement-Phase I	\$ 1,000,000	\$ 900,000	5/26/2008	8/1/2008	\$ 1,000,000	\$ -	\$ 100,000	\$ 900,000	\$ -
			Hydronic Riser Repair/Replace-Phase II	\$ 37,243	\$ 37,243	1/8/2009					\$ 37,243	
			Boiler Replacement		\$ -			\$ -	\$ -	\$ -	\$ -	\$ -
			Penthouse/Roof Use		\$ -			\$ -	\$ -	\$ -	\$ -	\$ -
			Roof Repair/Replacement									
			Whitney interior facelift			6/1/2009						
			Ramp-Concreter repair	\$ 2,264.00	\$ 2,264	11/24/2008	11/24/2008	\$ 2,264.00			\$ 2,264	
			Dishwasher Overhaul				Complete					
			DHW Tube Bundle Replacement				Complete					
			Chiller Water Treatment System									
			Seismic Retrofit									
			Kitchen Waste Plumbing - Rm B19									
			Building Controls System - Boilers & Fan Units									
Esken			Shower Stall Rehab				Complete					
			Bed Replacement			8/1/2010						
			Bathroom Zone Valves			8/1/2010						
Mechoopda			Shower (east side, 2nd floor)	\$ 25,000	\$ -	6/4/2007	6/22/2007	\$ 25,000	\$ -	\$ 25,000	\$ -	
			Showers (east side, 1st & 2nd floor)	\$ 100,000	\$ -	6/4/2008	8/1/2008	\$ 100,000	\$ -	\$ 100,000	\$ -	
			Shower Stall Rehab				Complete					
			Bed Replacement			8/1/2010						
			Bathroom Zone Valves			8/1/2010						
Konkow			Deck Rails Painted				Complete	\$ 4,900	\$ -	\$ 4,900		
			Refrigeration Replace/Sound Attenuation					\$ -	\$ -			
			Living Room Furniture Replacement	\$ 55,000	\$ 55,000	3/16/2009						
			Dining Room Tables Refinish/In-house			6/1/2009						
			Kitchen Countertops Replace/Faucets in butcher t	\$ 31,187.00	\$ 31,187.00	12/22/2009						
			Kitchen Cupboards Refurbishing/In-house			6/1/2009						
North Campus			Carpet Replacement				Complete					
			Mechanical Yard Refurbishment			8/1/2001						
			Solar Water Heating				Complete					
			Fire Alarm Upgrade - walk-thru with Simplex			6/1/2009						



California State University, Chico												
University Housing and Food Service												
Capital Projects												
					2008-9							
	Project			Anticipated	Budget	Begin	Completion					
Property	Number	TMA	Description	Total Cost	Request	Date	Date	Total	2006-7	2007-8	2008-9	2009-10
University Village												
	10926		2007 Siding Work	\$ 50,000	\$ -	6/15/2007	8/1/2007	\$ 49,666	\$ -	\$ 49,666	\$ -	\$ -
	10927		Toilet Replacements	\$ 47,000	\$ -	6/15/2007	8/1/2007	\$ 20,374	\$ -	\$ 20,374	\$ -	\$ -
			Toilet Purchase - J.W. Wood	\$ 12,000	\$ -	6/15/2007	8/1/2007	\$ 11,981	\$ -	\$ 11,981.34	\$ -	\$ -
			UVS Storage Shed	\$ 42,000	\$ 10,390	5/5/2008	6/30/2008	\$ 41,560	\$ -	\$ 31,170	\$ 10,390	\$ -
			UVN Nord Avenue Fencing	\$ 35,000	\$ 35,000	7/1/2008	8/1/2008	\$ 35,000	\$ -	\$ -	\$ 35,000	\$ -
			UVN Electrical Panels & Ext. Lighting	\$ 25,000	\$ 12,500	5/26/2008	7/1/2008	\$ 25,000	\$ -	\$ 12,500	\$ 12,500	\$ -
			UV Lighting Expansion									
			UVS Painting	\$ 150,000	\$ 105,000	5/26/2008	8/1/2008	\$ 150,000	\$ -	\$ 45,000	\$ 105,000	\$ -
			UVN Gas Line to Lift Station	\$ 15,000	\$ 15,000	6/1/2009		\$ 15,000	\$ -	\$ -	\$ 15,000	\$ -
			2008 Siding Work	\$ 50,000	\$ 40,000	5/27/2007	8/1/2008	\$ 50,000	\$ -	\$ 10,000	\$ 40,000	\$ -
			Spa Removal, Install BBQ	\$ 5,000	\$ -	6/15/2007	8/1/2007	\$ 5,000	\$ -	\$ 5,000	\$ -	\$ -
			Resident Activity Building - BCM			6/1/2009		\$ -	\$ -			
			Project Security - In house					\$ -	\$ -			
			Site Work - hardscape (parking lot repair work)					\$ -	\$ -			
			Site Work - hardscape (sidewalk repair work)					\$ -	\$ -			
			Decks & Rails - In house					\$ -	\$ -			
			UVN - exterior paint	\$ 129,528		6/1/2009						
			UVN Gutters and Downspouts	\$ 13,533		6/1/2009						
			Appliance replacement	\$ 53,000		6/1/2009						
			Microwaves			12/1/2008						
			Refrigerators			6/1/2009						
			Stoves			6/1/2009						
			UVN - roof replacement			6/1/2009						
			UVN - patio door - In house	\$ 9,009		6/1/2009						
			Bldg "M" Vending Machine Elect Service/In-house				Complete					
			Programming Building			6/1/2009						
			UVN - patio door lock sets - In house	\$ 3,385								
			UV utility aggregation electrical and gas									
			metering gas line extension to generator									
			lift station (Summer 09)									
			UVN - replace upper/lower cabinets,			6/1/2010						
			replace bathroom vanity, replace kitchen sinks									
			Senergy Project	\$ -		6/1/2009						
			DHW Closets - Hardwire, Switching & Lights									
			Telecome Interconnect Project									
UHFS Office												
			Telecom Remodel	\$ 35,080	\$ 35,080	12/22/2008		\$ -				
Global												
			Knox-box Installations				Complete					
			Security Access/Key System					\$ -				
			IGA (Investment Grade Audit)	\$ 39,392								
			Medeco - start up costs \$20,000									
			box change over									
			Centralization of Fire alarm, IMS and									
			connectivity to UPD - est. cost \$21,000									
Residence Halls												
			Arc Flash Study	\$ 35,934		1/9/2008						
			Security Cameras - Ongoing									
Totals				\$ 6,175,199	\$ 2,928,564			\$ 5,403,656	\$ 202,170	\$ 1,952,785	\$ 2,804,072	

