Stategic Housing Plan

University of New Mexico
December 1, 2010

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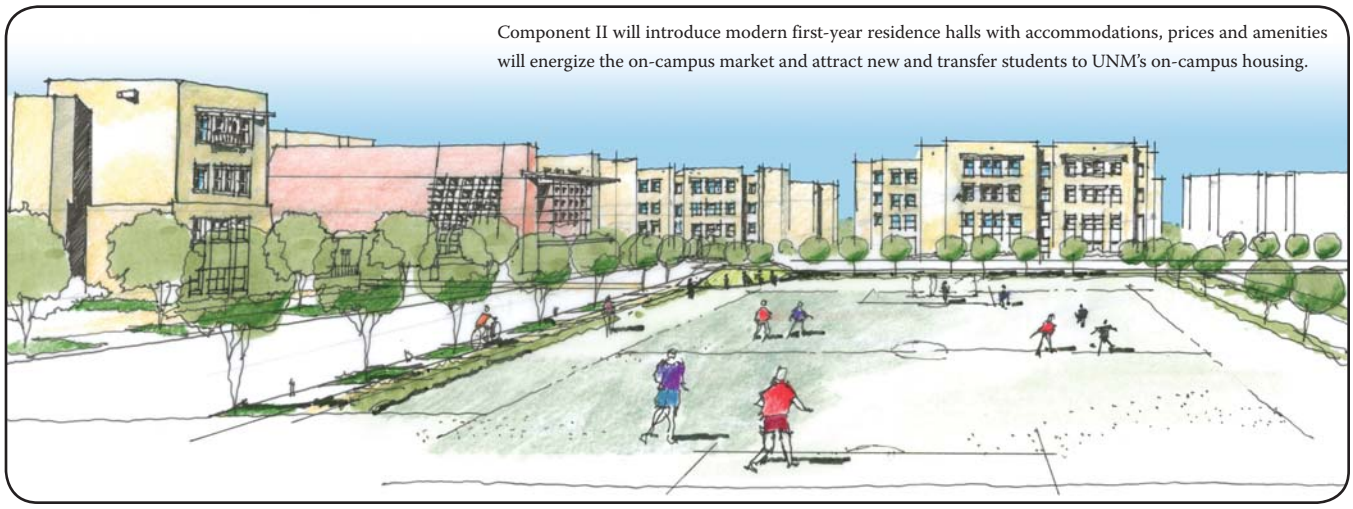
Executive Summary



Component II will introduce modern first-year residence halls with accommodations, prices and amenities will energize the on-campus market and attract new and transfer students to UNM's on-campus housing.

The strategic housing plan provides a defining vision that will guide the development of the communities and create the best project for the **University of New Mexico's** (UNM) and its students. This document defines the projects' development objectives with the goal of achieving the five key strategic goals outlined by President David Schmidly upon his arrival at UNM: healthy communities, student success, systemic excellence and economic and community development.

Student Housing Plan Objectives

A good strategic housing plan is a living document that responds to a diverse student body at the various stages of higher education. The plan should be able to change in response to campus development, enrollment trends and the market. It is also important that it have certain key objectives that are agreed upon at the onset so that any changes do not deviate too much from its strategic purpose. **American Campus Communities** (ACC) has identified four key objectives for the Student Housing Plan that will shape the main campus developments:

- Improve the quality of UNM's student housing communities through:
  - Modernizing the product for current and future student needs
  - Introducing a multi-tiered unit product cycle
  - Incorporate living-learning features that facilitate academic achievement and improve graduation rates
- Create phasing scenarios that bring new communities online with minimal disruption to UNM's existing housing capacity and revenue
- Increase UNM's on-campus undergraduate residency rates
- Incorporate recreation, dining and parking facilities that serve the residential communities and programmatically connect to the larger campus

Approach

The Strategic Housing Plan's goal is to modernize UNM's residential communities and dynamically evolve the market and benefit students and the University. This process started with the development of Component I's Lobo Village, which will be opening fall 2011. This new community will offer modern apartment accommodations for upper-division undergraduates on the South Campus.

This plan focuses on Component II which encompasses the development of new first- and second-year housing products on UNM's Central Campus. Component II's development program delivers more than 3,000 beds in two-to-three phases. This strategic housing plan has a detailed program for its Phase I and offers development components and phasing scenarios for phases.

Modernizing equivalent accommodations should not be accomplished as a means to create more rental cost for students. Rather, the goal is to offer more value, features and amenities in the new accommodations with similar rental rate parameters. Please see **Section 2: Strategic Housing Plan Context** and **Section 3: Strategic Housing Plan** for more information.

Market Overview

On-campus Housing

In July 2009, the Princeton Review ranked UNM's residence halls as ninth in their *Dorms like Dungeons* survey. UNM's traditional residence halls (units, community features, etc.) do not compare well, either regionally or nationally, to products at other institutions, yet the residence halls have rents comparable to more modern facilities. While some existing halls should remain, the majority need to be redeveloped. ACC's review of the University's traditional residence halls found that, while functional, they generally have extensive maintenance and system upgrades required.

Developing new on-campus housing will provide UNM a modern product to help recruit and retain students. The new residence halls will be designed with living-learning communities in mind so that UNM's first-year residence life program can be fully realized.

As shown below, UNM houses a much lower percentage of overall students as well as first-year students than its peer institutions. The new residence halls will introduce students to UNM's graduated product cycle that will help retain students on campus past their first year.

The need for a defined product cycle is most evident when evaluating the number of existing freshmen living in non-traditional residence halls and the attrition of students who stay in on-campus housing as sophomores and beyond. Currently over 50 percent of all suite- and apartment-style housing on-campus is occupied by first-year students. This situation undermines the first-year experience and creates little incentive to return to on-campus housing as a sophomore, evidenced by the fact that only 11 percent of sophomores live on-campus in comparison to 32 percent of freshmen.

Off-campus Housing

The majority of the off-campus student housing market in and around the campus is antiquated. As a group, the existing off-campus options do not offer compelling products or features. None of the off-campus housing that students live in provide residence life programs in any manner to support student development and help students graduate.

Recommendation

UNM's existing residence halls need to be modernized and a product cycle needs to be implemented that encourages student retention. ACC believes that by providing attractive living-learning residence halls on main campus a few things will be able to be accomplished:

- Students will be housed in residence halls that support a first-year living experience.
- Suite and apartment-style communities like Student Residence Center and Redondo Village Apartments will house upper-division students. More students will have the opportunity to live in these communities because first-year students will not be living in them.
- The new residence halls will help with the recruitment of first-year and retention of sophomore students on campus.

Please see **Section 4: Market Analysis** for details on our findings.

Comparative Residency Rates (ordered by first-year on-campus residency)

Institution	Total Undergraduate Enrollment	Total Students Living on Campus	Percent Total Living on Campus	First-year Students	First-year Living on Campus	Percent First-Year Living on Campus
Colorado State University	21,204	5,513	26%	4,285	4,114	**96%**
Texas Tech	24,236	6,059	25%	6,134	5,521	**90%**
Arizona State University (Tempe Campus)	41,049	10,080	25%	7,795	6,014	**77%**
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University of New Mexico	20,656	2,323	11%	4,566	1,466	**32%**

All entries reflect 2009–2010 academic year numbers

Facilities Overview

Section 5: Facilities Analysis presents in-depth studies pertaining existing residence halls (Alvarado, Coronado and Santa Ana Halls) affected by Component II. These studies were commissioned by UNM and conducted by a expert third-party. ACC has used these studies to form opinions on the existing residence halls regarding their viability as redevelopment or renovation candidates.

Questions Regarding This Proposal

Please direct all questions and/or comments regarding this proposal to:

Matt Stein
Director / Development
805 Las Cimas Parkway, Suite 400
Austin, Texas 78746
Phone: (512) 732-1000
Fax: (512) 732-2450
mstein@americancampus.com

Jason Wills
Senior Vice President / Development
805 Las Cimas Parkway, Suite 400
Austin, Texas 78746
Phone: (512) 732-1000
Fax: (512) 732-2450
jwills@americancampus.com

SECTION 2: Strategic Housing Plan Context

Strategic Housing Plan Context

UNM's Student Housing History

Residence Halls

The majority of the **University of New Mexico's** (UNM) current residence hall communities were developed in a 12-year period from 1957 to 1969. With the exception of the Laguna/DeVargas Complex (1969, 366 beds) that has suite-style units with shared bathrooms, all the other communities are traditional residence halls with semi-suite units and floor bathrooms. These communities include: Alvarado (1965, 162 beds), Coronado (1959, 406 beds), Hokona (1957, 296 beds), Santa Anna (1965, 164 beds), Santa Clara (1964, 162 beds).

Apartments

UNM's apartments are newer than its residence halls, have a great deal of design variety, but are not ideal in their unit product type, design or construction materials used. The Student Family Housing complex (1975, 200 beds) consists of one- and two-bedroom apartment and two- and three-bedroom townhome units. The Student Residence Center has six-bedroom, two-bathroom apartment units (1992, 497 beds). Redondo Village Apartments (2001, 391 beds) has four-bedroom, one-bathroom apartments. Lobo Village (opening Fall 2011, 864 beds) will have four-bedroom, four-bathroom units. Units at all the apartment communities have kitchens and living rooms.

Peer Comparison

UNM's current and future housing options should be re-evaluated comprehensively from a rental and and product perspective. As shown in the chart below and on the following unit comparison pages, units at UNM's residence hall and, to a lesser extent, apartment communities have less space and fewer features than on-campus student housing at its regional peers; in many cases, however, they trend toward the higher price range compared to peers. The communities chosen for comparison represent the most recently developed housing for each institution.

Residence Hall Unit Comparison (sorted by Semeter Rate)

Unit & Occupancy	2010 Fall Semester Rate*	Unit size (approximate)	Space per Person	Shared or Private Bedroom	Community Bathrooms	Desk or Study area
New Mexico State University 1 bedroom (shared) - Garcia, Monagle, RGH	$2,984-$3,263	184 SF	92 SF	Shared	Yes	Personal desk
New Mexico State University 2/1 (shared) - Garcia, Monagle, RGH	$3,175-$3,263	510 SF	255 SF	Shared	No	Personal desk
Colorado State University 1 bedroom (shared) - six halls	$4,212	194 SF	97 SF	Shared	Yes	Shared desk
Colorado State University 2/1 semi-suite (shared) - three halls	$4,586	417 SF	104 SF	Shared	No	Shared desk
Colorado State University 2 bedrooms (private) - six halls	$4,759-$5,768	383 SF	162 SF	Private	Yes	Study room
UNM Alvarado Hall 1 bedroom (shared)	$4,822	143 SF	72 SF	Shared	Yes	Personal desk
UNM Laguna/DeVargas Complex 3/1 (shared)	$5,066	575 SF	115 SF	Shared	No	Study room
UNM Laguna/DeVargas Complex 3/1 (private)	$5,646	575 SF	115 SF	Private	No	Study room
Arizona State University 2/1 semi-suite (shared) - Barrett	$5,850-$6,145	542 SF	136 SF	Shared	No	Personal desk
Arizona State University 2/1 semi-suite (private) - Barrett	$6,098-$6,777	321 SF	161 SF	Private	No	Personal desk

*Rate includes cost of meal plan

Apartment Unit Comparison (sorted by Installment Rate)

Unit & Occupancy	Installment Rate*	Unit size (approximate)	Space per Person	Shared or Private Bedroom	Living Area	Kitchen
Sun Village Apartments 2-bedroom/1-bath (private)	$375	800 SF	400 SF	Private	Yes	Yes
New Mexico State University 4-bedroom/2-bath (private)	$386-$472	826 SF	207 SF	Private	Yes	Yes
UNM Lobo Village 4-bedroom/4-bath suite (private)	$499	1,133 SF	283 SF	Private	Yes	Yes
Broadstone Towne Center 2-bedroom/2-bath (private)	$556	1,117 SF	559 SF	Private	Yes	Yes
UNM SRC 6-bedroom/2-bath (private)	$653	1,150 SF	192 SF	Private	Yes	Yes
UNM RVA 4-bedroom/1-bath (private)	$653	820 SF	205 SF	Private	Yes	Yes

* Installment rate is equal to monthly rent at off-campus communities and semester rate divided by five for on-campus communities

Please see **Section 4: Market Overview** for more information on UNM's on-campus housing.

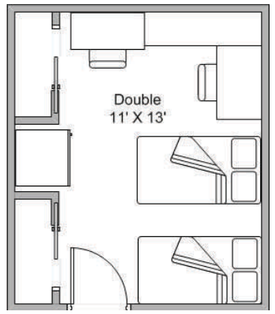
Residence Hall Unit Comparison

Note: Units are sized at approximately the same size ratio, but they are not proportioned or to scale.

UNM Typical Units

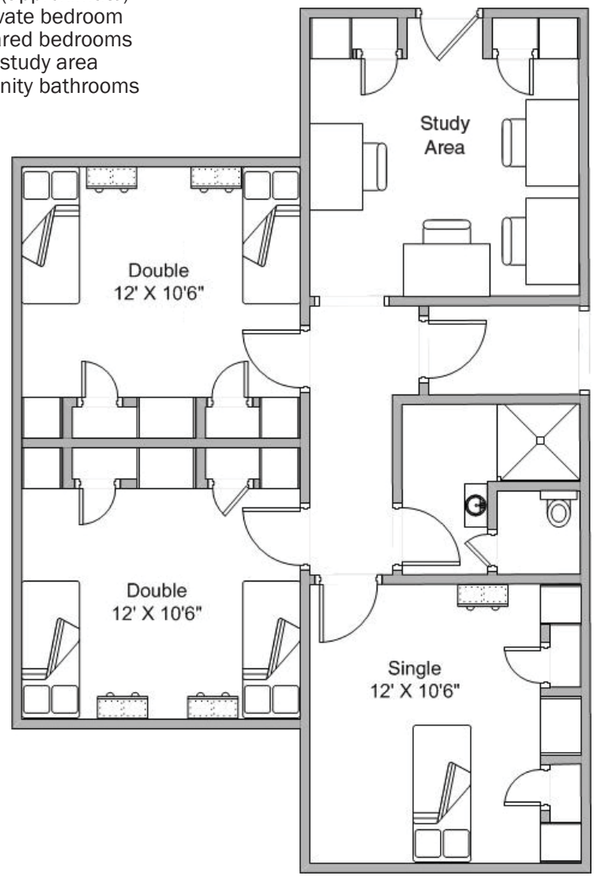
Typical Double-Occupancy Unit
(Alvarado Hall)

- 143 SF (approximate)
- Shared bedroom
- Community bathrooms



Semi-Suite Unit
(Laguna/DeVargas Complex)

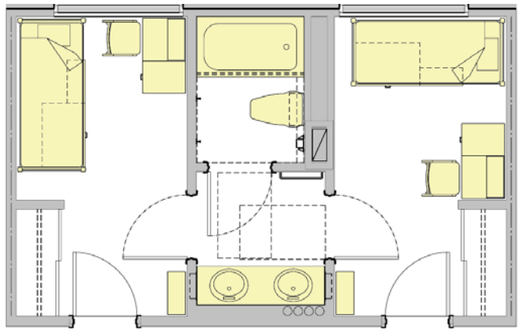
- 575 SF (approximate)
- One private bedroom
- Two shared bedrooms
- Shared study area
- Community bathrooms

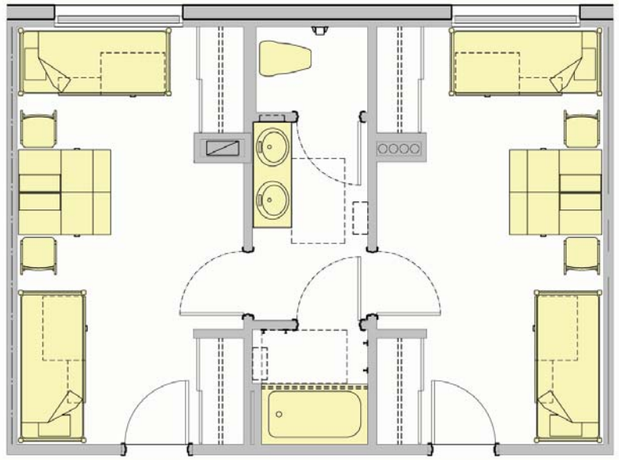


Arizona State University Units

Two-bedroom, one-bath unit
(Semi-suite, Single Occupancy)

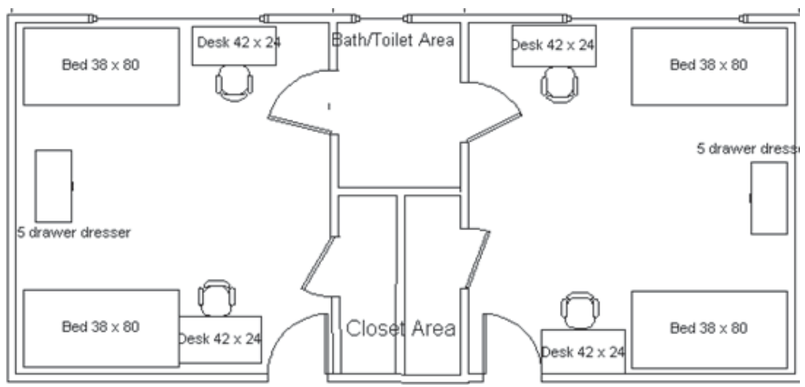
- 321 SF
- Private bedroom
- Shared bathroom
- Private vanity





Two-bedroom, one-bath unit
(Semi-suite, Double Occupancy)

- 542 SF
- Shared bedrooms
- Shared bathroom



Colorado State University Units

Two-bedroom unit
(Semi-suite, Single Occupancy)

- 383 SF (approximate)
- Private bedroom
- Study area
- Community bathrooms

Two-bedroom, one-bath unit
(Semi-suite, Double Occupancy)

- 417 SF (approximate)
- Shared bedroom
- Shared bathroom

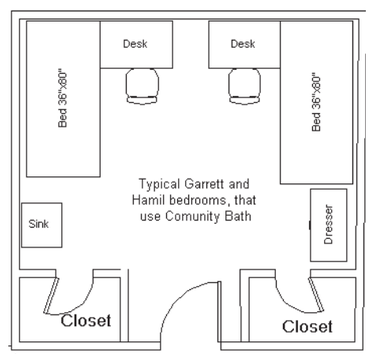
Double-occupancy unit

- 194 SF (approximate)
- Shared bedroom
- Community bathroom

New Mexico State University Units

Double-occupancy unit

- 184 SF (approximate)
- Shared bedroom
- Community bathroom



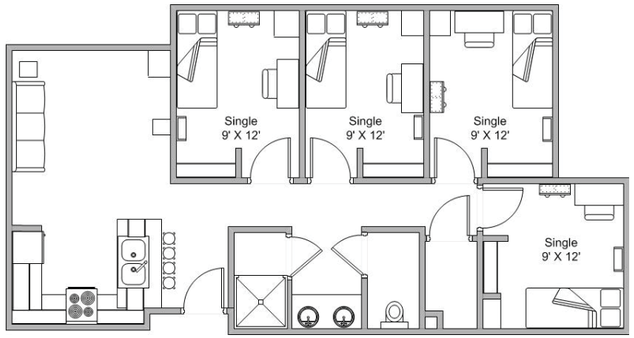
Two-bedroom, one-bath unit
(Semi-suite, Double Occupancy)

- 510 SF (approximate)
- Shared bedrooms
- Shared bathroom

Apartment Unit Comparison

Note: Units are sized at approximately the same size ratio, but they are not proportioned or to scale.

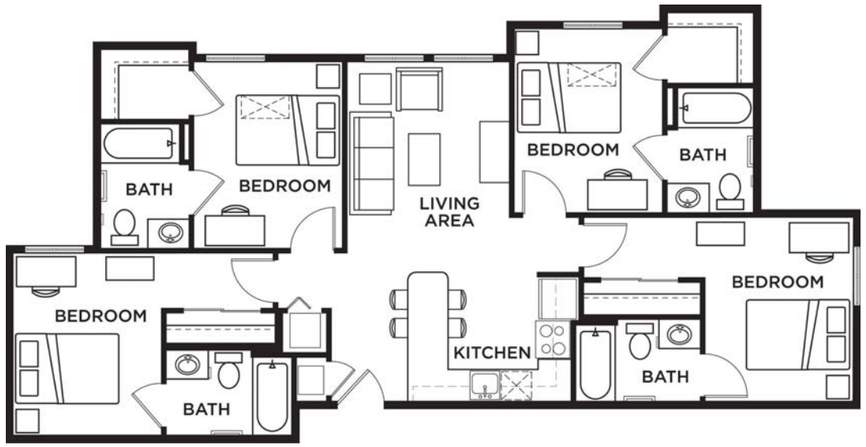
UNM Apartments



Four-bedroom, one-bath apartment

(Redondo Village Apartments)

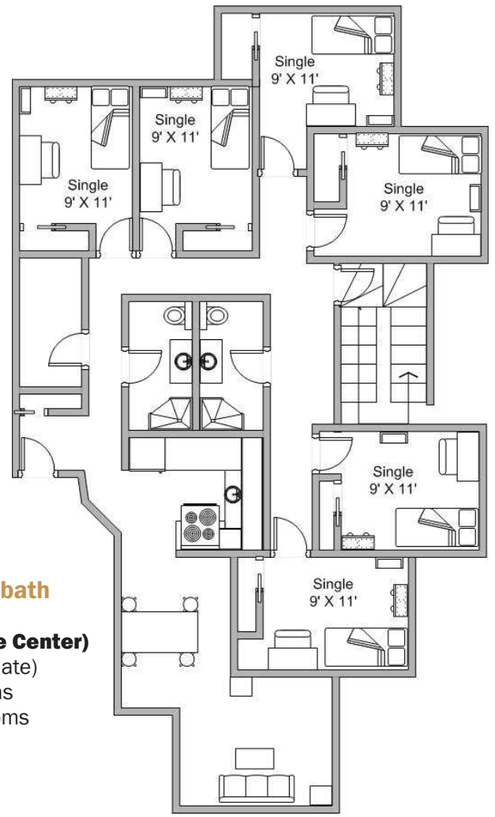
- 820 SF (approximate)
- Four private bedrooms
- Shared bathroom
- Kitchen
- Living/dining area



Four-bedroom, four-bathroom apartment

(Lobo Village)

- Four private bedrooms
- Four private bathrooms
- Washer/Dryer
- Living/dining area
- Kitchen
- 1,133 SF



Six-bedroom, two-bath apartment

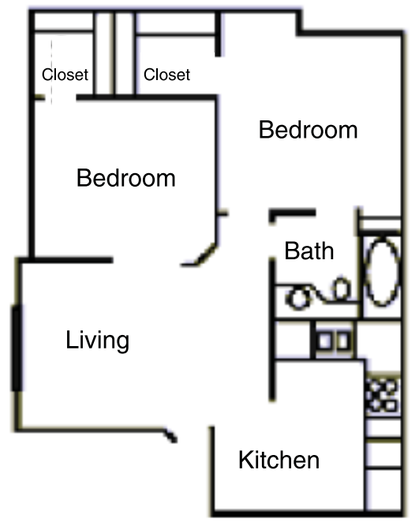
(Student Residence Center)

- 1,150 SF (approximate)
- Six private bedrooms
- Two shared bathrooms
- Kitchen
- Living/dining area

Broadstone Towne Center

Two-bedroom, two-bath apartment

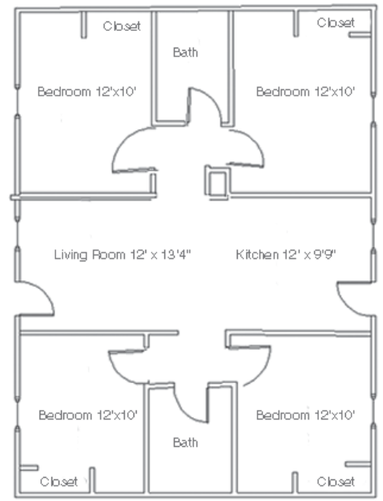
- 1,117 SF (approximate)
- Two private bedrooms
- Two private bathrooms
- Kitchen
- Living/dining area



Sun Village Apartments

Two-bedroom, one-bath apartment

- 800 SF (approximate)
- Two private bedrooms
- One shared bathroom
- Kitchen
- Living/dining area



New Mexico State University Apartments

Four-bedroom, two-bath apartment

- 826 SF (approximate)
- Four private bedrooms
- Two shared bathrooms
- Kitchen
- Living/dining area

Architectural Precedent

The form and function of the University of New Mexico's existing student housing reflect the influence of the architect John Gaw Meem, and his expressions of the Spanish Pueblo Revival Style. These influences are reflected in the:

- Campus's pedestrian orientation:
  - Clear and intuitive pedestrian circulation structures
  - Parking at the perimeter of the campus to establish a clear and convenient pedestrian precinct internal to the campus
- Promotion of human scale with building heights averaging three-to-four stories tall
  - Buildings' massing often delineate enclosed courtyards and terraces
- Buildings' sensitivity to existing adjacent areas, campus and neighborhood, with respect to density, height and scale
  - Building placement that defines and articulates usable open spaces

Architectural Principles

We will draw from UNM's Meem-influenced Spanish Pueblo Revival, Territorial and Northern New Mexico styles to create principles that will guide the character of Component II's first phase. The future's community will include:

- Ascending mass
- Large walls
- Earth-tone colors
- Organic footprints where possible
- Covered portals as connectors and shelter from inclement weather
- Enclosed courtyards and terraces defined by low-rise walls or shrub massing and judicious plantings to create an oasis
- Use of courtyards as organizing elements of building plans
- South, southeast-oriented pedestrian spaces to extend seasonal outdoor use capturing sun and blocking wind
- Sun protection of windows on south facing facades with fenestrations or deep recesses.
- Solar orientation of buildings to respect sustainable energy consumption.

The future community is intended to be respectful of the UNM heritage and design traditions; and take into consideration the historic character of the main campus while maintaining human scale, pedestrian connectivity and orientation of horizontal building forms.

The architecture will carefully balance horizontal and vertical elements, stepping multi-story buildings with parapets and battered or slotted fin accent walls finished in earthy materials such as stucco. This massing is reminiscent of the adobe walls used by the Pueblo style architecture and incorporates the appearance of deep set or shaded windows and doors.

This construction type uses flat roofs and articulates the drainage of the roofs through scuppers or canals. Frequently, massive timber or other wood components—heavy doors, window frames, ceiling beams, porch posts, lintels or projecting wooden roof beams (vigas)—are used for their functional purposes. We will consider strategic opportunities to use these types of elements or contemporary interpretations as visual relief to the mass of the building. Whereas adobe or earth-tone colors will predominate, the occasional introduction of terracotta and/or blue accents will provide visual interest and emphasis of a hierarchy of architectural elements.

Strategic Housing Goals

Key Considerations

A good strategic housing plan is a living document that responds to a diverse student body at the various stages of higher education. The plan should be able to change in response to campus development, enrollment trends and the local student housing market. It is also important that it have certain key objectives that are agreed upon at the onset so that any changes do not deviate excessively from its strategic purpose. **American Campus Communities** (ACC) has identified four key considerations that will shape the future communities and meet UNM's larger objectives:

- Improving Housing Value
- Academic Excellence
- Campus Integration
- Student Life

Improving Housing Value

'There is also a crucial need to improve the student housing situation and offer more opportunities for students to reside on Campus. Additionally, we need to improve the current dormitory situation, where many of the dorms were constructed in the 1950s and 60s, by renovating and/or replacing the existing dormitory inventory while increasing the available beds for students to reside on campus.

The first housing priority would be to target the undergraduate population to develop a strong community on campus. The lifestyle of students today demands apartment style residence halls that are conveniently located, affordable, and comparable to off-campus apartments.'

David J. Schmidly
UNM in the 21st Century: A New President's Vision

In July 2009, the Princeton Review, a well known and influential company that studies institutions of higher education, ranked **The University of New Mexico's** (UNM) residence halls ninth in their *Dorms like Dungeons* survey. UNM's residence halls (units, community features, etc.) do not compare well, either regionally or nationally, to products at other institutions, yet the residence halls have rents comparable to more modern facilities. Also, as shown on the peer institution unit comparison chart on the first page of this section, UNM students pay more for units with less features.

As new residential product is introduced into the on-campus portfolio, it will become necessary to continually evaluate existing accommodations from a rental rate value perspective. Any future new and/or renovated communities should also be competitive with features and price with the housing at peer institutions. These communities should have modern units and community spaces that are attractive to today's students. There should be a variety of units that will offer students multiple price points and create a multi-tiered unit product cycle for students.

Academic Excellence

'A major challenge for UNM is our graduation and retention rates.'

David J. Schmidly
UNM in the 21st Century: A New President's Vision

Any future communities need to create environments where students can excel academically. This can be done by designing communities with features that help in the facilitation of academically-oriented residence life and living-learning programs.

As shown below, UNM houses a much lower percentage of overall students as well as first-year students than its regional peers. Currently, 56 percent of all suite- and apartment-style housing on-campus is occupied by first-year students. This situation undermines the first-year experience and creates little incentive to return to on-campus housing as a sophomore, evidenced by the fact that only 11 percent of undergraduates live on-campus in comparison to 32 percent of freshmen.

Comparative Residency Rates (ordered by first-year on-campus residency)

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All entries reflect 2009–2010 academic year numbers

Future communities need to expand UNM's housing product choices so students will have unit types and amenities that grow with them. If done properly, students will have attractive and compelling reasons to stay on campus their entire time as an undergraduate. Research supports that the longer students live on campus, the more likely they are to do well academically, graduate and become active alumni.

Campus Integration

Responding to and strengthening the central campus's pedestrian circulation patterns and connections between buildings has been a constant theme in UNM's vision for the future and has been echoed in all the student housing planning meetings. The existing student housing on central campus starts at the intersection of Las Lomas Avenue and Campus Boulevard at Hokona Hall and runs east and then south, wrapping around Johnson Field. Any future new or renovated student housing will be in this same area and has a responsibility to enhance this area's already existing pedestrian orientation.

The new communities should interact with Roma Way, UNM's main circulation residential artery, and have a positive relationship to Johnson Field. This can be done by creating outdoor gathering spaces or other active and passive outdoor amenities along primary and secondary pedestrian thoroughfares.

Student Life

'Enhancing student life and services on campus is important for recruitment, retention, and graduation purposes.'

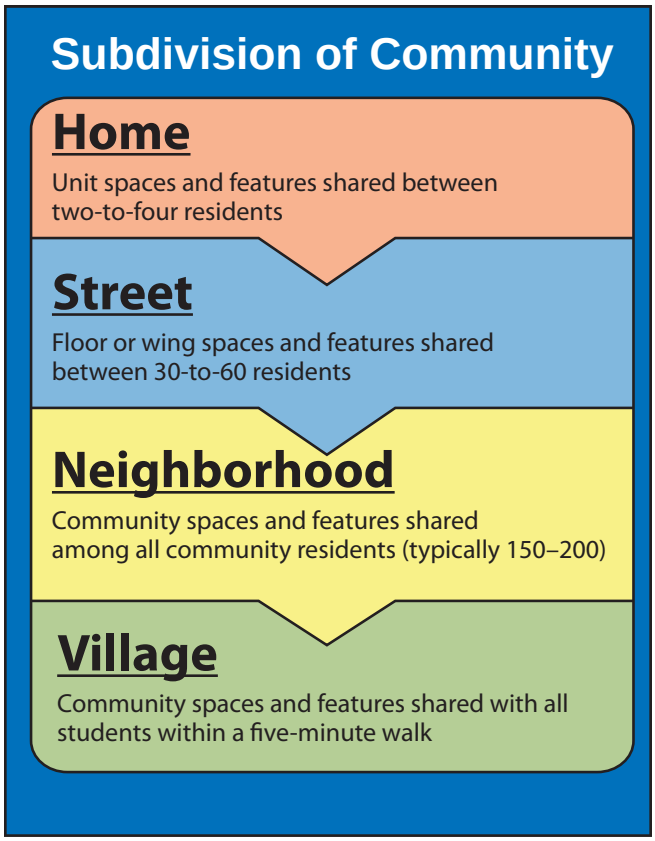
David J. Schmidly

UNM in the 21st Century: A New President's Vision

Improving student life through design is done by careful creating spaces that logically delaminate public and private spaces and their functions. We know that any new communities should incorporate recreation and dining facilities that serve the residential communities and programmatically connect to the larger campus, but we needed a planning methodology to plan these spaces. Our team has approached the Strategic Housing Plan using space planning principles conceptualized by ACUHO-I's 21st Century Project. We looked at the following questions to ensure the kind of complex inter-relationship of spaces that characterize successful housing communities are considered at UNM:

- What is the target student body segment?
- What are the programming goals?
- What features best serve the students?
- What amenities and features are needed to meet UNM and students' expectations?
- How new or renovated communities affect student recruitment efforts?

From this analysis, space and feature planning for the new or renovated communities can be done using ACUHO-I's 21st Century Project's subdivision of community. In this division, community spaces and features are classified by their function, whether they are public or private and if they facilitate privacy or socialization. This classification is used to determine where a particular feature or space best fits into a community.



The Home

This is the base level for a new community that focuses on unit types and unit-level features. Unit features are first determined by assessing what levels of privacy and supervision are appropriate for the target students? Those answers help determine if a unit has a living room or kitchen and if its bedrooms and bathrooms are shared or private. By delineating these features, the general unit type needed becomes clear (ex: semi-suite, suite, apartment, townhome, etc.).

Generally, there is less privacy in units when a community is oriented toward first- and second-year students. Rather, features and amenities are saved for Street (floor or wing) or Neighborhood Levels (entire community) to encourage socialization and bring students out of their units.

The Street

The Street Level refers to a floor or wing of a building, which usually houses 30-to-60 residents. Typical features include kitchens, laundry rooms, lounges or study rooms that are shared by the entire wing or floor. First- and second-year communities typically have more amenities at the street level than communities geared toward juniors or seniors.

The Neighborhood

The Neighborhood encompasses an entire community, whether it is one or a series of buildings. Features at this level serve the entire community and any guests. Number and type of features at this level vary widely. The number of features are typically minimal when an institution has ample student life facilities near a community, such as a dining hall, recreation center or student union. Otherwise, it's not uncommon to find a fully amenitized community when it is programmatically or physically remote from a campus's residential core. Common features at this level can include items such as floor kitchens, laundry facilities, fitness centers, management offices, large lounges and game rooms, business centers, and classroom theaters.

The Village

The Village level refers to either an entire campus or campus region. In this case it refers to the residential portion of Central Campus that is within a five-minute walk. Features at this level are open to either all on-campus residents or the entire student body. Large stand-alone student centers, unions, dining halls or recreation centers often help the majority of the features.

To confirm our assumptions and expand our understanding of UNM, ACC utilized a planning diligence process to compile information from students' opinions and perceptions regarding current accommodations, price points and decision-making process. ACC enacted this process through student surveys, focus groups and a design summit. The focus groups have traditionally provided the greatest insight into the consumption habits of students and as such ACC has recently completed six additional focus groups.

A large portion of the discussion was based on unit design feedback and focused on what students liked/disliked as well as what was considered appropriate for freshmen housing.

The students had predominately lived on campus (more than 80 percent) and many had returned to campus after their freshmen year. In asking why students returned to campus after their freshmen year, the most common answers were: proximity to class and being employed by Resident Hall Association. Many students said they moved off campus because they had an apartment-style room as a freshmen and found this accommodation in the off-campus market for less money on a monthly basis.

ACC shared a combination of residence hall, suite-style and apartment-style units with students to assess, indicating not only what they found positive or negative but also what they thought was appropriate. The overwhelming consensus was that it is important for freshmen to live in residence halls, and that once this happens more students will stay on campus because beds will be available in suite- and apartment-style halls.

Students reported believing that units that improved visual privacy and shared restrooms within the unit, not hall-style, would be more attractive to incoming students. Some students expressed a concern that if students lived in the proposed new units as freshmen they would become "spoiled" and that the units should be held for sophomores. When discussing how much money students believed the units should rent for within the current market, 100 percent felt the proposed units merit a price premium over the existing residence halls.

In regard to amenities, the students expressed that they should be developed at a larger context than for individual buildings. A general disappointment in the available on-campus housing amenities was expressed. Students believed the best design for new amenity packages would include building amenities for laundry, study space, lounge space with soft seating and outdoor green areas, but that larger amenities like theaters and fitness rooms should be placed in a centralized community center.

ACC asked questions specific to technology as requested by the UNM information technology department and the students answered in nearly uniform fashion. All students want to receive the most possible support and freedom in using the internet and reported that their demand is highest during the evening. Most students report they will be bringing between four and six network devices to campus.

Surveys

The online student survey was administered using UNM's survey provider, Student Voice, and was distributed by e-mail to the UNM student body. The survey was open for 16 days beginning May 8, 2009, and ending May 23, 2009.

In total more than 880 completed responses to the online survey were received. Students were incentivized to respond by giveaway prizes (Wii game system, iPod shuffle, iPod nano). All e-mails for student surveys were distributed by the University of New Mexico's Student Affairs department.

The response ratio of 3.5 percent of the 25,000 student body is considered an ideal sample. The data compiled supports the thesis of students moving into off-campus housing because on-campus housing is antiquated and does not provide a graduated product cycle.

Focus Groups

Background

The initial focus groups were administered on May 12, 2009 in three sessions with 61 UNM students. ACC engaged an additional six focus groups with 50 UNM undergraduates and 16 high school students on September 21 and 22, 2010.

These focus groups focused on the Component II development and as such primarily engaged first- and second year students as well as local high school seniors.

All of the sessions were scheduled for one hour and facilitated by one person while another captured the

discussion in notes. ACC used Turning Point technology to collect response data in real time. ACC incentivized student attendance with Starbucks gift cards as well as snacks and drinks during the focus groups.

Please note that the benefit of the focus groups is the anecdotal dialogue given is confirmed by response tracking by the Turning Point techonology. The statistical value of the data is relatively insignificant.

Once the primary residential objectives for the project had been determined, the groups met once again to reinterpret the objectives through the following key tenets:

- Technology
- Innovation
- Sustainability
- Flexibility

Results

On September 21 and 22, 2010, ACC conducted six focus group sessions as one means to help better develop student housing for Component II. Each day ACC held two focus groups on the UNM main campus and traveled to one high school to talk with students. The six focus groups included:

- High school students
- Freshman – currently living on campus
- Freshman – currently living off campus
- Undergraduates - currently living on campus
- Undergraduates - currently living off campus

The focus groups were conducted utilizing an interactive software called Turning Point that collects real-time feedback from focus group participants. The data collected is discussed during the focus group sessions and also can be used to identify student thoughts and preferences about housing.

In addition to the data collected through Turning Point, the following notes summarize supplemental information gathered through open discussion with students in the focus groups.

High School Students

- The first focus group was made up of nine seniors who plan on attending college from St. Pious High School.
- The second focus group was made up of seven juniors and seniors who plan on attending college from Rio Rancho High School.
- A large portion of the discussion focused on how decisions would be made on determining where students enrolled and how they would decide to live on campus or off campus.

More than half the students in these focus groups had visited universities and were active in the decision making process of where to attend college. Many of the students expressed a desire to leave the state of New Mexico but all of the students said that finances would ultimately determine where they enrolled. Parental influence in the decision of where to enroll was evident as only one student said he/she would be paying for college without help from family.

As a general rule, the students in these focus groups typically reported residing in homes in which they have their own bedroom and bathroom and had an expectation of some level of privacy within their unit and restroom. The consensus was that private bedrooms would be the preferred unit, not shared bedrooms and anything with a full-size bed would be best. The students were interested in on-site amenities that focused on developing community and creating an academic environment. Generally, these students were less interested in gaming areas than in study/social lounges.

ACC asked questions specific to technology as requested by the UNM information technology department and the students answered in nearly uniform fashion. All students want to receive the most possible support and freedom in using the internet and reported that their demand is highest during the evening. Most students report they will be bringing between four and six network devices to campus.

UNM Undergraduate Students

- The four focus groups were composed of more than fifty undergraduate students
- The mix of freshmen, sophomores, juniors and seniors allowed for students to discuss their aspirations for future residence halls and constructively analyze the qualities they liked and disliked in the existing halls
- A large portion of the discussion was based on unit design feedback and focused on what students liked/disliked as well as thought was appropriate for freshmen housing

The students had predominately lived on campus (more than 80 percent) and many had returned to

campus after their freshmen year. In asking why students returned to campus after their freshmen year the dominate answers were; proximity to class and being employed by Resident Hall Association. Many students said they moved off-campus because they had an apartment-style room as a freshmen and found this accommodation in the off-campus market for less money on a monthly basis.

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In regards to amenities the students felt they should be developed at a larger context than for individual buildings. A general disappointment in the available on-campus housing amenities was expressed. Students felt the best design for new amenity packages would include building amenities for laundry, study space, lounge space with soft seating and outdoor green areas but that larger amenities like theaters and fitness rooms should be relegated to a centralized community center.

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SECTION 3: Strategic Housing Plan

Strategic Housing Plan

Overview

The **Strategic Housing Plan's** (SHP) goal is to modernize the **University of New Mexico's** (UNM) residential communities and dynamically evolve the market and benefit students and the University. This process started with the development of Component I's Lobo Village, which will be opening fall 2011. This new community will offer modern apartment accommodations for upper division undergraduates on the South Campus.

This plan focuses on Component II which encompasses the development of new first- and second-year housing products on UNM's Central Campus. Component II's development program delivers more than 3,000 beds in two-to-three phases. This strategic housing plan has a detailed program for its Phase I and offers development components and phasing scenarios for Phase II.

Approach

'There is also a crucial need to improve the student housing situation and offer more opportunities for students to reside on Campus.'

David J. Schmidly
UNM in the 21st Century: A New President's Vision

As described in the previous section, **American Campus Communities** (ACC) has identified four key considerations shaping UNM's SHP: Improving Housing Value, Academic Excellence, Campus Integration and Student Life.

Improving Housing Value

Improving the quality of UNM's student housing communities through:

- Modernizing the housing product for current and future student needs.
- Offering more visual privacy in units
- Creating additional features and amenities at all community levels
- Introducing a multi-tiered unit product cycle.
- Creating phasing scenarios that bring new communities online with minimal disruption to UNM's overall housing capacity and revenue.

It should be noted that modernizing equivalent accommodations should not be accomplished as a means to create more rental cost for students. Rather, the goal is to offer more value, features and amenities in the new accommodations with similar rental rate parameters to existing communities.

Academic Excellence

The new communities will improve students academic success through:

- Incorporating living-learning features into the new communities that facilitate academic achievement and improve graduation rates.
- Increasing UNM's on-campus undergraduate residency and retention rates by increasing UNM's housing capacity, instituting a student housing cycle and having a competitive product.

Campus Integration

The new communities should be seamlessly integrated into the campus by:

- Operating the new communities so they are fully integrated and seamless with UNM's existing student communities.
- Programmatically connecting new and existing communities.
- Improving the connections in and around the Johnson Core area.
- Preserving and incorporating historic and culturally significant buildings and features into a revitalized eastern Central Campus.

Student Life

The design and development of the new communities will affect both residents and non-residents as it will add additional features and amenities to the residential portion of UNM's Central Campus. ACC has used the principals of ACUHO-I's 21st Century Project to strategically plan the incorporation and division of spaces and features that will serve the new residential communities and programmatically connect to the larger campus.

Applying the 21st Century Model

As described in the last section, this plan uses ACUHO-I's 21st Century Project's planning model to delineate features, functions and spaces from the unit level to the campus level. To that end we have organized this section to follow the 21st Century Project's model:

Home Level: Component II's unit design and rationale is explained within the context of expanding UNM's housing product cycle.

Street & Neighborhood Level: Component II, Phase I's development program is described

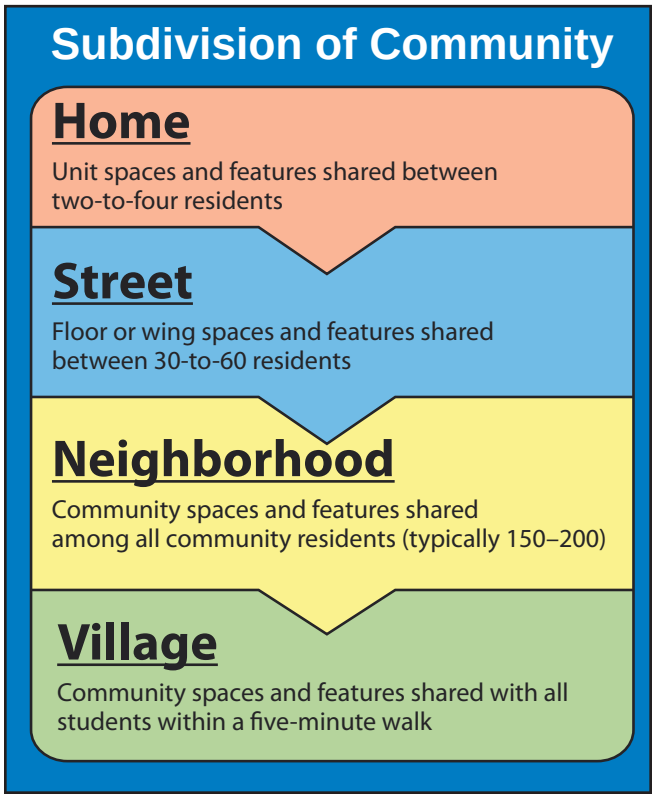
in detail with emphasis on using spaces to create community.

Village Level: Component II, Phase II will have a number of facilities that serve both the new residential communities and larger residential portion of Central Campus. This plan will show the thought behind these spaces and features.

Community Subdivision Analysis: At the end of this plan, we have a space analysis that shows the distribution of features and amenities at both new and existing communities within the 21st Century Project's model

Other Items

In addition to the nuts and bolts of the plan, this section presents a demand analysis and operational scenarios. The demand analysis will confirm and expand on the logic behind Component II's 3,000-bed scope. The operational scenarios presented show a range of management structures that could guide the operations of the project.

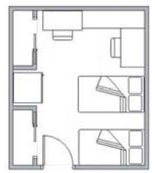
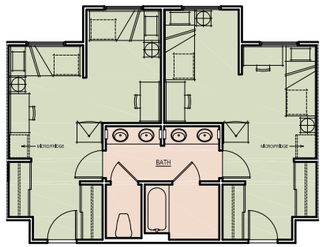


Home Level: A Product Evolution

Two things are needed to bring about UNM's vision of improved on-campus student housing: one, upgrade the product cycle, and two, improve the quality of accommodations to attract and retain the Millennial student.

An expanded product cycle would balance the student body demographics with multiple product accommodations and price points. UNM students would follow a planned progression throughout their educational experience with the level of privacy increasing and the degree of supervision diminishing according to their own personal comfort. The benefit of a healthy product cycle is reflected in many ways, including more demand, higher customer satisfaction and a student life regimen that challenges each student at his or her appropriate level.

Modernizing the UNM Product

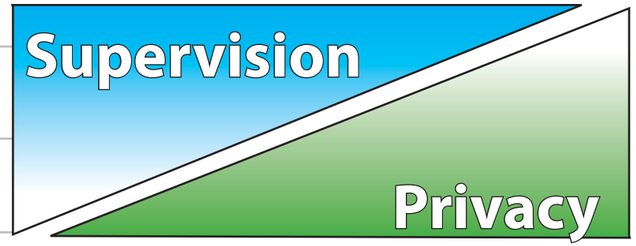
Existing	Proposed
Typical UNM double bedroom unit (two occupants, 71 SF per person)	Modern two-bedroom, one-bath semi-suite (four occupants, 178 SF per person)
	
Bathrooms	
Community baths	Subdivided bathroom (four people) with private vanities
Bedrooms	
Shared adjacent accommodations	Shared accommodations (visual privacy)
Features	
Private desk, closet	Private desk, six-foot closet, dresser, entertainment center, micro-fridge

Progressive Product Evolution

Stage 1 (First-year students)

Stage 2 (Sophomores)

Stage 3 (Upper-division students)



Stage 1
First-year Students

Minimal Privacy
- Shared units and bedrooms
- Residence hall-style units
- Four residents share a bathroom
- No kitchens; students have meal plans in dining hall
- No living room; students socialize in community gathering areas

Full Supervision
- Mainly developmental residence life programming
- An increased RA-to-student ratio

Stage 2
Sophomores

More Privacy
- Shared bedroom suites or apartment-style units
- Two residents share a bathroom
- Kitchenettes; used with dining hall meal plan
- Living room
- Common area living amenities

Moderate Supervision
- Transitional environment with moderate level of programming
- Mix of developmental and social residence life programming
- A standard RA-to-student ratio

Stage 3
Upper-division Students

Maximum Privacy
- Private bedrooms
- Private bathrooms
- Full kitchen and living room

Reduced Supervision
- Upper-division apartment environment or townhome community
- Social, service and placement programming
- A lower RA-to-student ratio

Community Subdivision Analysis

Strategic Division of Spaces

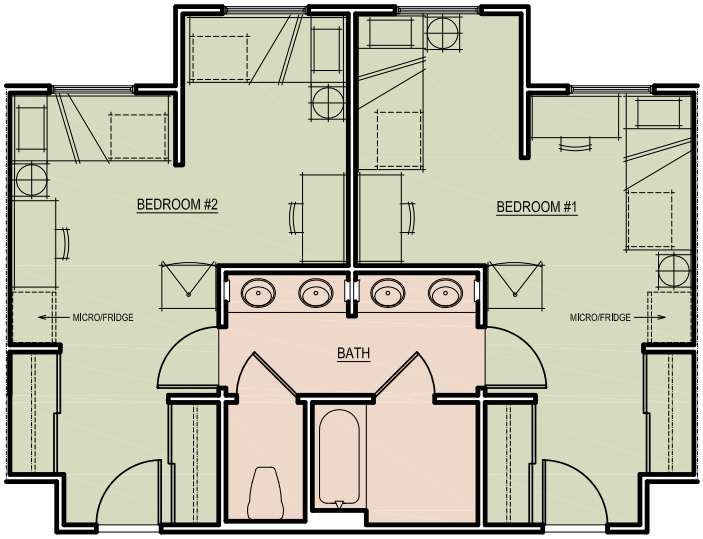
As described in the previous pages, we have used the 21st Century Project model to create a holistic subdivision of spaces that encourage resident socialization and connection to the larger campus community. The residential portion of Component II, Phase I & II have expanded features and amenities at the Street and Neighborhood Levels compared to existing UNM's existing residential communities, but are in line with spaces at peer institutions' newer student communities.

What Component II does that is new for UNM is create a large number of Village-level amenities in Phase II's community center that are available to the larger campus community. This community center will draw residents from other communities and encourage socialization among all of UNM's Central Campus students.

The Home (Unit; two-to-four residents)	The Street (Building or Floor; 30-to-60 residents)	The Neighborhood (Entire Community or Building; 150-to-200 residents)	The Village (Residential portion of Central Campus)
Hokona Zia Hall			
• Traditional residence hall (semi-suite units) • 100 SF per person • Shared bedrooms • Limited private bedrooms • Desk with computer space and chair	• Community bathrooms • Laundry facilities • Kitchen facilities • Study areas • Lounge facilities	• 294 total residents • Social Lounge (The Cellar) – Snack bar – Restrooms – Game room	
Redondo Village Apartments			
• Apartments • 205 SF per person • Private bedrooms • Desk with computer space and chair • Kitchen • Living/dining area • Shared bathrooms	• Laundry facilities	• 402 total residents • Lounge	
Student Residence Center (SRC)			
• Apartments • 192 SF per person • Private bedrooms • Desk with computer space & chair • Kitchen • Living/dining area • Shared bathrooms	• Laundry facilities	• 497 residents • 24-hour information desk • Computer lab • Lounge • Restrooms • RA workroom • C-store • Residence life offices	**Current Amenities** • Johnson Center • La Posada Dining Hall • Seidler Natatorium • Student Union **Additional Amenities from Component II, Phase II Community Center** • Community center – Dining facility – Fitness center – Theater – Business center – Technology lounge – Meeting rooms
ACC Component II – Phase I			
• Modern residence hall (semi-suite units) • 122 SF and 178 SF per person • Shared and private bedrooms • Visual privacy in shared accommodations • Desk with computer space and chair • Shared bathrooms – Private vanities and medicine cabinets • Microfridges	• Approximately 60 residents per floor • Laundry facilities • Kitchenette • Study lounges • Social lounges	• 980 total residents in four buildings • Entry lobby – Front desk & coffee bar • Social lounge – Soft seating for groups – Restrooms – Game room • Mailroom • Fitness center • Business center – Computer lab – Printing/binding area – Two conference rooms • Management offices – Workroom	
ACC Component II – Phase II			
• Modern residence hall (suite units) • 226 SF and 243 SF per person • Private bedrooms • Full-size bed • Desk with computer space and chair • Kitchenette • Living/dining area • Shared bathrooms	• Approximately 100 residents per floor • Laundry facilities • Kitchenette • Multiple study lounges • Social lounges	• 2,000-plus residents in five buildings • Entry lobby – Front desk & coffee bar • Social lounge – Soft seating for groups – Restrooms – Game room • Management offices – Workroom	

Component II, Phase I Units

Phase I's unit types will create efficient shared and private semi-suite accommodations that encourage first-year students to engage in their community while still offering students some amount of personal privacy. Unit A, for instance, creates visual privacy in a double-accommodation unit. The subdivided bathroom allows all residents to share the facility comfortably.

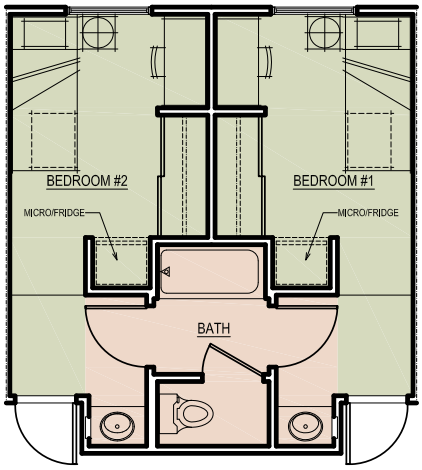


Unit A (710 SF)

Two-bedrooms, One-bath Semi-suite
(Four shared accommodations with sub-divided bath)

Features

- Four extra-long twin beds with headboards
- Four desks with computer space
- Four desk chairs
- Four four-drawer dressers (underneath bed)
- Four spacious closets
- Four nightstand/bookcases
- Phone, CATV and data connections
- Four vanities and medicine cabinets
- Bath
- Toilet
- Two microfridges
- Two entertainment centers



Unit B (419 SF)

Two-bedroom, One-bath Semi-suite
(Two private bedrooms with subdivided bath)

Features

- Two extra-long twin beds with headboards
- Two desks with computer space
- Two desk chairs
- Two four-drawer dressers (underneath bed)
- Two spacious closets
- Two nightstand/bookcases
- Phone, CATV and data connections
- Two vanities and medicine cabinets
- Bath
- Toilet
- Two microfridges

Phase I Street Level: Individual Buildings

UNM's existing residence halls have approximately 200 residents per building. Phase I will have a similar density in four residential buildings, each with 220-to-280 residents. The buildings will have four floors, each with 55-to-70 residents.

Each building will have amenity space for residents and their guests on the first floor, at the building entrance and as close to the elevators as possible. This space includes:

- Laundry room
- Kitchenette – the intended use for this space is for residential programming not residential cooking on a daily basis. The pantry/refrigerator and cabinets will be secured by CA staff, but residents will have access to the cooking surfaces.
- Study lounge
  - Six-to-eight person conference rooms with one large desk
- Social lounge
  - Soft seating for 10 – 12 people

These spaces will also have some level of indoor/outdoor connectivity to the neighborhood courtyards to give residents the feeling that they have their own porch.

Phase I Neighborhood Level: Entire Community

Community Center

The site constraints do not allow for a stand-alone community center. Instead, Phase I's community center be incorporated into a residential building and connect with the Roma Way pedestrian thoroughfare. The community center will include the following spaces for residents and their guests:

- Entry lobby
- Social lounge
  - Soft seating for groups of three-to-eight people
  - Public restooms
  - Game room
- Management offices
- Mailroom
- Fitness
- Business center

Outdoor Spaces

The buildings will be oriented around useable courtyard space. These spaces will be better defined in the future but should be designed for passive student interaction and could have physical structures or landscaping to help reinforce this.

Phase I should have at least 10-to-15 percent covered bike parking, 5-to-10 percent outdoor bike parking, and 12-to-15 spaces of 45-degree, turn-in street parking.

Phase I Village-Level: Central Campus

The majority of Phase I's community spaces are at the building and community levels and are meant for residents and their guests. Features accessible by the entire campus are mainly outdoor spaces. This division of spaces is consistent with UNM's existing communities (please see **page 10** of this section for a detailed space comparison).

The vast majority of Component II's Village-level features will occur in Phase II's community center, which is detailed on the next page.

Connection to Campus

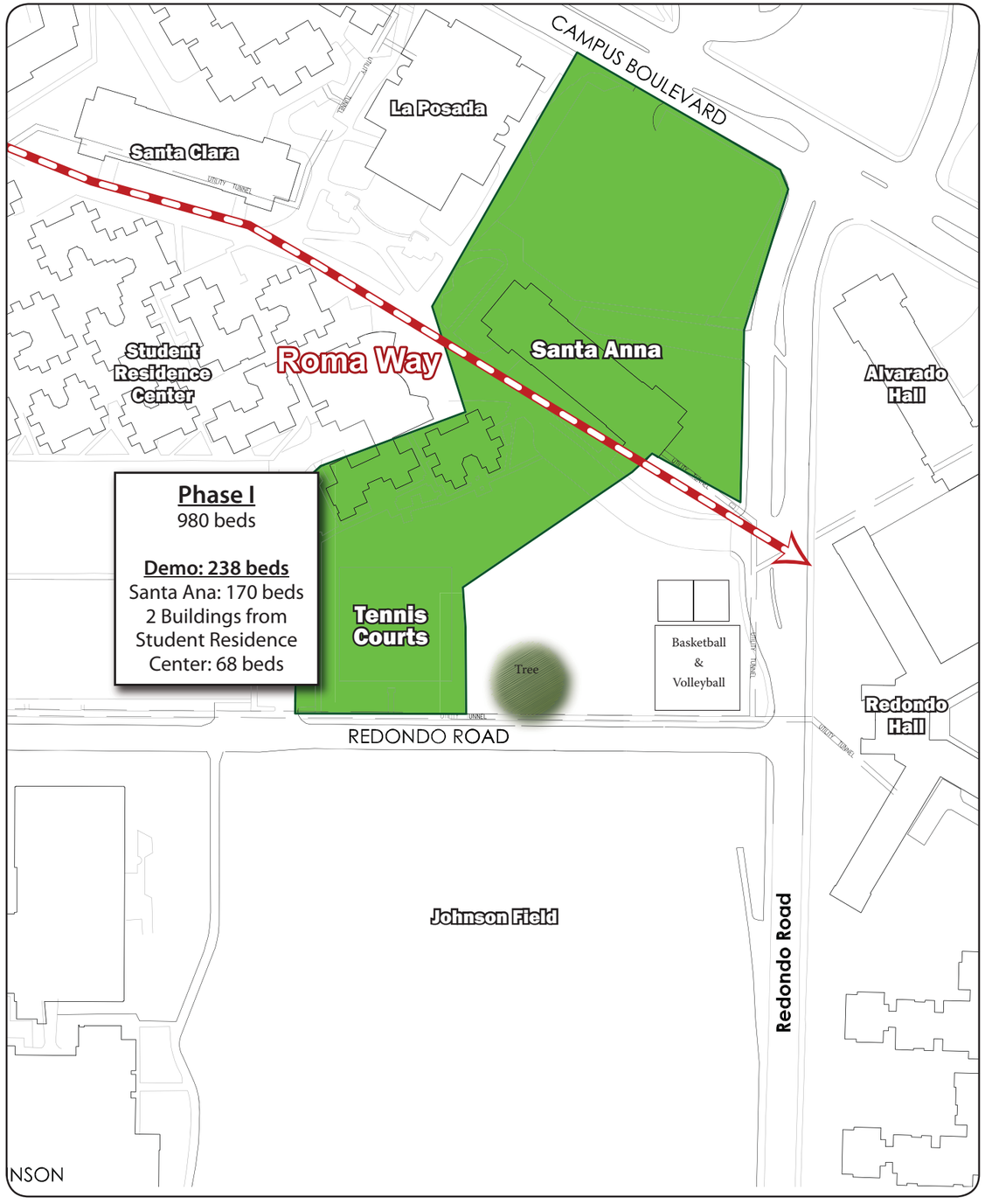
Phase I residential buildings are divided by the Roma Way pedestrian thoroughfare that runs west from the Social Sciences Building to Redondo Road. Secondary pedestrian paths will orient themselves to south to Johnson Field. A series of outdoor gathering spaces will be created along the pedestrian thoroughfare with other active and passive outdoor amenities.

Phase I would result in removal of Santa Ana Hall, the parking lot north of it and two buildings from the Student Residence Center. The existing two tennis courts would be removed and could be relocated, though the existing large tree on Lower Johnson Field would be preserved.

Parking

Component II's new communities will increase the number of students living on campus and, in turn, create additional demand for parking. This plan has not evaluated solutions for the parking challenges UNM experiences, however additional Central Campus parking would negatively impact the student housing and fundamentally change the character of that part of campus.

Instead, UNM has determined that adequate capacity exists in the current parking system to accommodate Phase I demand. UNM will develop and evaluate alternative parking strategies for future phases.



Component I, Phase I

'The first housing priority would be to target the undergraduate population to develop a strong community on campus. '

-- **David J. Schmidly**
UNM in the 21st Century: A New President's Vision

Component II, Phase I Development Program

Phase I will redefine the experience on Central Campus's residential housing core as well as the northern border of Johnson Field. The Phase I community will have new modern residence hall-style units with visual privacy and community features and amenities that create a living-learning environment for first- and second-year students. Our development goals for this phase are:

- Create a community with high-quality features and amenities to help recruit new and retain current students
- Provide rental rates similar to comparable on-campus accommodations
- Include living-learning features that enhance UNM's residence life program
- Structure the project so that total project costs remain both off-balance sheet and off-credit

Phase I Base Assumptions

We have assumed the following for Phase I in all four scenarios:

- Delivery of housing for occupancy in August 2012
- A unit mix of:
  - 75 percent two-bedroom, one-bathroom, double-occupancy semi-suite (Unit A); 710 SF; four residents
  - 25 percent two-bedroom, one-bathroom, single-occupancy semi-suite (Unit B); 419 SF; two residents
- Construction cost based on adjusted Component I pricing that assumes:
  - Residential prevailing wage
  - Project will be certified LEED Silver
  - The tree on Lower Johnson Field will remain undisturbedl

Component II, Phase I Program	Units	Beds	Size	Total Size
2 Bedroom / 1 Bathroom (shared bedrooms)	184	736	710	130,640
2 Bedroom / 1 Bathroom (private bedrooms)	122	244	419	51,118
Total Residential	**306 units**	**980 beds**		**181,758 SF**
Community Center				3,960
Common Area Amenities (1,900 SF per building)				7,600
Circulation				45,440
Maintenance Shop				2,000
	306 units	**980 beds**		**240,758 SF**

Component I, Phase II

Component II, Phase II

Development Program
Phase II requires Coronado Hall be demolished. In its would be a new residential community with 1,000 beds and a large community center with dining hall accessible to the entire campus.

Community Center
Phase II's Community Center will have a large number of features that are meant for both phases of new communities and the campus at large. Possible features include a dining facility, fitness center, theater, business center, technology lounge and meeting rooms.

Pedestrian Circulation
This phase's will connect to an expanded Roma Way. Roma Way would be extend east across Redondo Road directly north of Phase II's community center and dining hall.

Component II, Phase II Proforma Summary

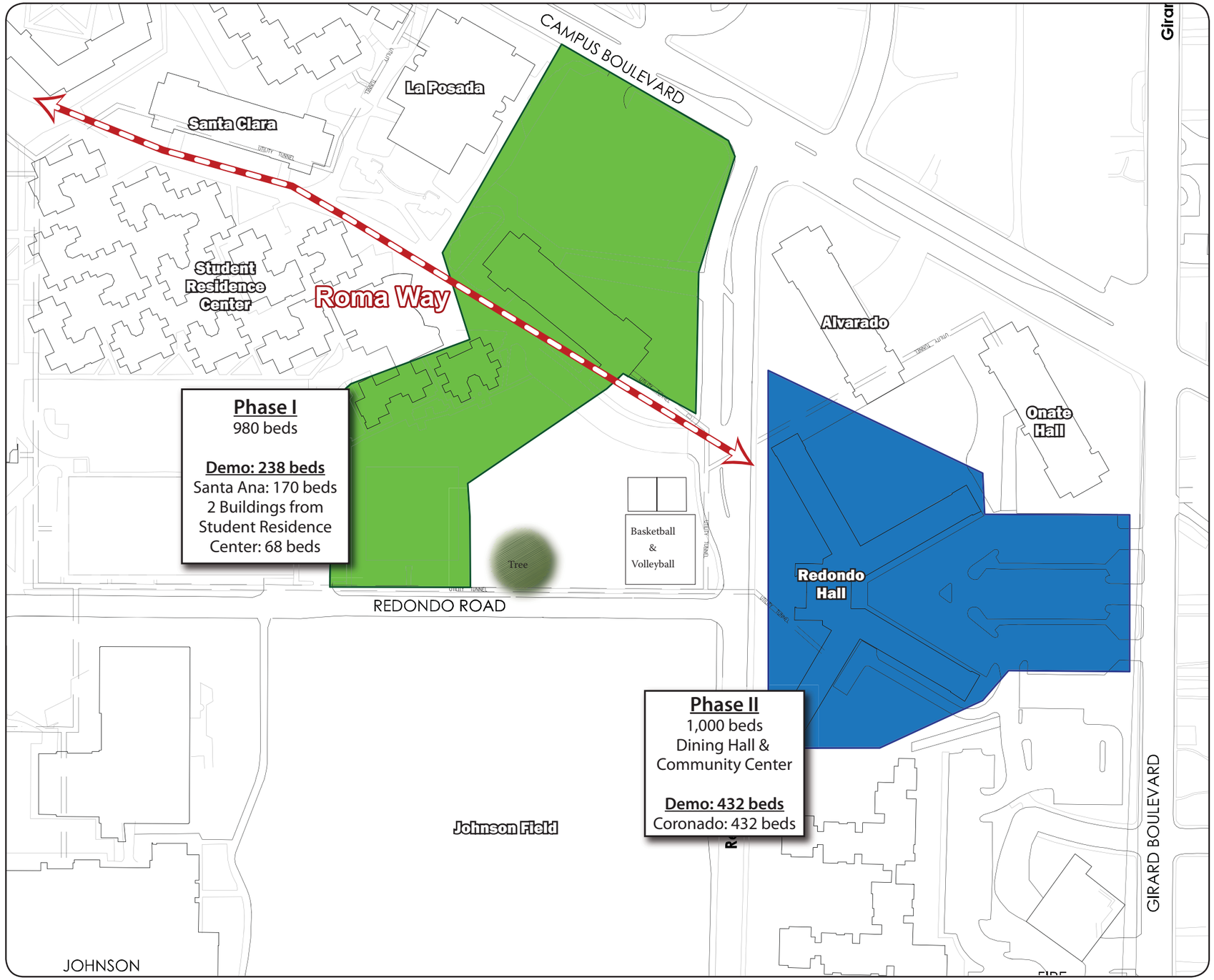
Overview	
Total units / beds	280 units / 1,000 beds
Community center/dining hall	30,000 SF

Development Budget Summary	
Total Soft Cost	$1,463,479
Hard Costs	$37,167,879
Total Development Cost	**$38,631,358**
Project level / corporate finance costs	$1,662,822
Total Project Cost	**$40,294,180**

Operating Budget - Year 1 (2012)	
Revenue	$5,445,610
Expenses	($2,056,055)
Net Operating Income (before reserves)	**$3,389,555**

Bed Count Impact	
Beds Taken Off-Line (Coronado)	(432)
Total Beds Added	1,000
Net Change in Bed Count	**568**

Proforma assumes:
- August 2013 delivery
- Demolition of Coronado Hall included in development cost
- Cost has not been included for the dining hall portion of Phase II



Component I, Phase III

Component II, Phase III

Development Program
Phase III requires Alvarado and Onate Halls and La Posada Dining Hall be demolished. In their place would be a new residential community with 1,100 beds.

Pedestrian Circulation
Phase III is organized around an extended and reoriented Roma Way. Under this plan, the Roma Way would pivot northeast toward from Phase II's community center to the intersection of Girard and Campus Boulevards. This layout creates two natural view corridors, one going northwest from Phase II's community center along Roma Way, and the second going southwest from the intersection of Girard and Campus Boulevards to Johnson Fields.

Phased Delivery
For proforma purposes, we assumed a fall 2013 delivery for both Phase II and III. Phase III's actual delivery can occur in tandem with Phase II for fall 2013 or be delayed to fall 2014 or later. Phase III ultimate delivery date will be decided after Phase I is opened and the on-campus market and its absorption rate is rechecked.

Component II, Phase III Proforma Summary

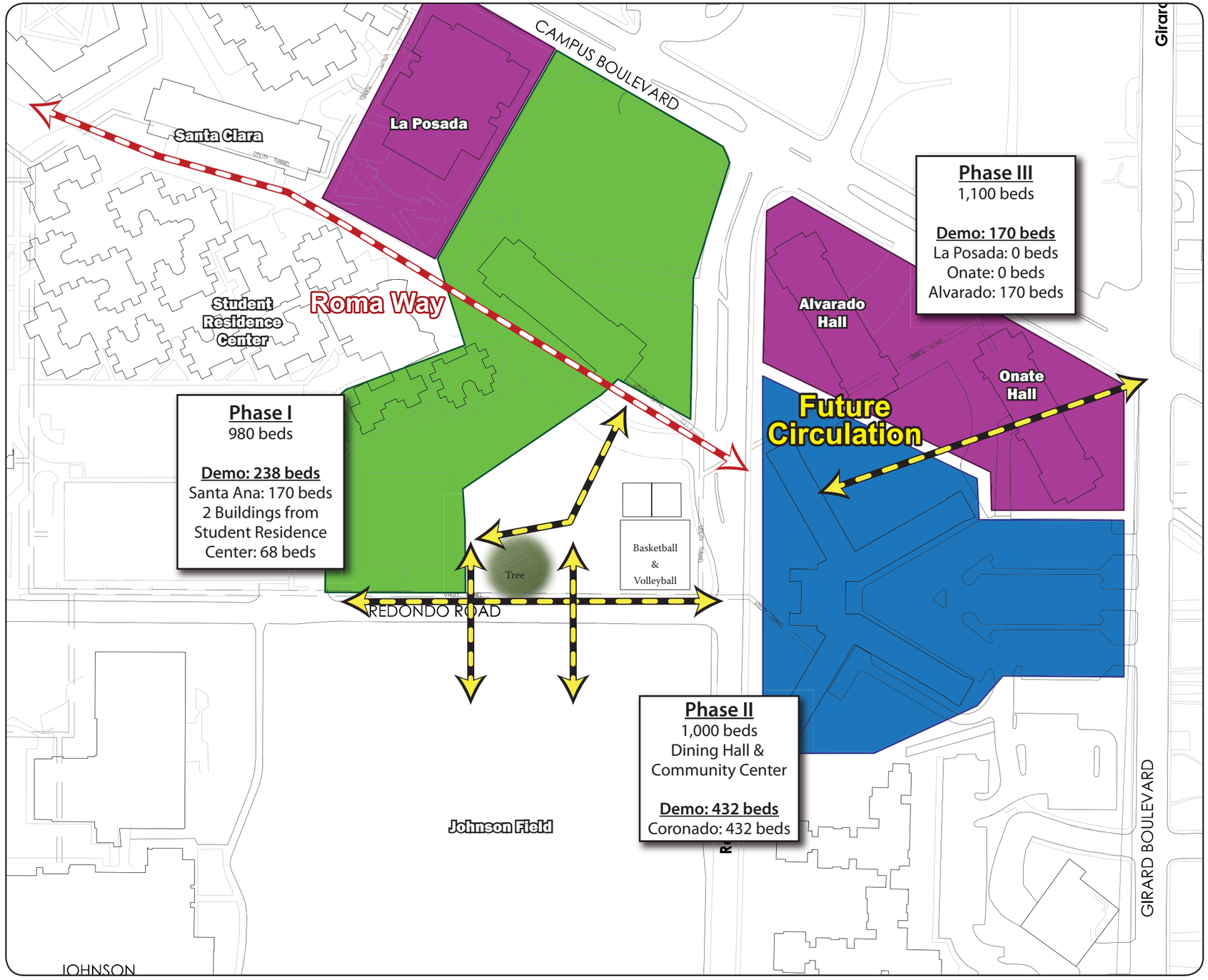
Overview	
Total units / beds	308 units / 1,100 beds

Development Budget Summary	
Total Soft Cost	$1,507,384
Hard Costs	$36,564,118
Total Development Cost	**$38,071,501**
Project level / corporate finance costs	$1,712,707
Total Project Cost	**$39,784,208**

Operating Budget - Year 1 (2012)	
Revenue	$5,990,171
Expenses	($2,261,661)
Net Operating Income (before reserves)	**$3,728,510**

Bed Count Impact	
Beds Taken Off-Line (Alvarado)	(170)
Total Beds Added	1100
Net Change in Bed Count	**930**

Proforma assumes:
- August 2013 delivery
- Demolition of Alvarado and Onate



Component II, Phase I Proforma Summary

Overview	
Total units / beds	306 units / 980 beds

Development Budget Summary	
Total Soft Cost	$1,420,854
Hard Costs	$33,086,704
Total Development Cost	**$34,507,558**
Project level / corporate finance costs	$1,614,391
Total Project Cost	**$36,121,949**

Operating Budget - Year 1 (2012)	
Revenue	$5,181,063
Expenses	($1,956,251)
Net Operating Income (before reserves)	**$3,224,811**

Bed Count Impact	
Beds Taken Off-Line (Santa Ana and two SRC buildings)	(238)
Total Beds Added	980
Net Change in Bed Count	**742**

Proforma assumes:
- August 2012 delivery
- Demolition of Santa Ana Hall and two SRC buildings included in development cost

Demand Analysis

More than 3,000 beds could be developed under this plan depending on the rate of absorption. Of this number, approximately 800 would be replacement beds and 2,200 would be new beds. Using the graduated product cycle described on the **page 3** of this section, UNM can increase its on-campus residency rates in line with its institutional peers and house students in communities appropriate to their residence life needs.

First-year students would all reside in Central Campus residence halls (Stage 1 product); sophomores would live in main campus suite and apartment communities (Stage 2 product); and juniors and seniors would be in Lobo Village on the south campus (Stage 3 product). As the chart below shows, a modest increase in students housed on-campus will fill UNM's housing even with a net capacity gain of 2,200 beds that would come with a full build-out of all the plan's phases.

Current Supply	Stage 1 First-year	Stage 2 Sophomores	Stage 3 Junior & Senior
Total Enrolled	4,566	4,535	11,555
Current On-campus Residency Levels	32%	12%	3%
Current Number Living on Campus	1,461	544	347
Current Beds Available	**1,205**	**1,244**	**–**
Current Unmet or (Excess) Demand	**256**	**(700)**	**347**

Future Supply	Stage 1 First-year	Stage 2 Sophomores	Stage 3 Junior & Senior
Total Enrolled	4,566	4,535	11,555
Future On-campus Residency Levels	50%	40%	8%
Current Number Living on Campus	2,283	1,814	924
Future Beds Available	**2,300**	**1,800**	**864** (South Campus)
Current Unmet or (Excess) Demand	**(17)**	**14**	**60**

Comparative Residency Rates (ordered by first-year on-campus residency)

Institution	Total Undergraduate Enrollment	Total Students Living on Campus	Percent Total Living on Campus	First-year Students	First-year Living on Campus	Percent First-Year Living on Campus
Colorado State University	21,204	5,513	26%	4,285	4,114	**96%**
Texas Tech	24,236	6,059	25%	6,134	5,521	**90%**
Arizona State University (Tempe Campus)	41,049	10,080	25%	7,795	6,014	**77%**
New Mexico State University	14,698	3,087	21%	2,878	1,295	**45%**
University of New Mexico	20,656	2,323	11%	4,566	1,466	**32%**

All entries reflect 2009–2010 academic year numbers

Operational Scenarios

Approach

To create a seamless relationship for Component II's communities and existing UNM on-campus housing ACC and UNM will need to define the relationship in numerous ways. This plan does not define the relationship but identifies key areas and presents a framework to make decisions.

The main objective of the management program is to provide student residents with the optimal living-learning experience while ensuring we meet UNM's standards and overall objectives. ACC divides management services into four areas in which we focus to meet this objective:

- Residence life and student development
- Facilities maintenance
- Business operations
- Marketing and leasing

Each division outlined above provides an opportunity for ACC and UNM to work together to create a seamless experience for the student. We believe our management philosophy is in alignment with UNM and will be working with UNM to further refine the items that define our management philosophy for the Component II projects:

- Create and maintain academically oriented communities focused on students' educational, cultural and social development.
- Collaborate with UNM's departments, programs and general campus community to promote student connections, opportunities and development.
- Establish a code of conduct that emphasizes respect for self and others, and encourages students to accept both the freedom and responsibility inherent in community living.
- Maintain our communities' physical condition by providing residents with a high-quality product that exceeds their needs and consumer expectations.
- Support residents in times of crisis and personal need through emergency response and referral to the appropriate institutional services and resources.

Residence Life & Student Development

We understand the importance and benefits of a meaningful residence life and student development program at every level of our organization. Our commitment to create meaningful residence life programs in conjunction with UNM will help in providing the seamlessness between new and existing communities.

UNM's residence life professionals have the option to implement their own program or customize a community-specific residence life program in partnership with ACC.

ACC will customize our residence life program to meet UNM's specific residence life objectives and student needs. The design of our residence life program starts with your residence life manual and is developed to seamlessly integrate into UNM's program.

Facilities Maintenance

ACC believes that the care and concern that residents show for their community is a direct reflection of management's level of care and work maintaining the community. The responsibilities of the entire staff include:

- Maintaining the property's daily curb appeal to the highest standards
- Responding to resident work orders in a timely fashion
- Developing and administering preventative maintenance programs to ensure the long term preservation of the asset
- Identifying, prioritizing and undertaking capital improvement projects that maintain or enhance the quality and value of the property
- Preparing for and administering, the move out, make ready and move-in processes

Component II will have a customized pro-active maintenance program plan that details tasks done daily, weekly, monthly, at turn, and annually. These types of operations will need to be coordinated with the existing efforts of the UNM facilities team so that duplicative efforts are being avoided.

Business Operations

Student housing is a highly specialized, operationally intense business. It is especially challenging from a business operations perspective. Unlike any other sector of real estate, packaged, off-the-shelf accounting and operational software systems are not available for student housing.

ACC developed and refined the nation's premier student housing business platform, operational systems and policies. Our operational system can handle:

- Accounting and rent collection
- Customer service and complaint resolution
- Maintenance requests and follow-up
- Lease administration
- Room assignments and key procedures
- Move-in and move-out procedures

We have the ability to share our operational platform with UNM existing housing if that is a goal of the University. Sharing our platform could be as simple as ACC creating and maintaining the websites for existing UNM housing or ACC being responsible for the on-campus maintenance and facilities management.

Marketing & Leasing

There is no greater example of ACC's expertise and efficiency than in the area of marketing and leasing. We begin each management assignment by conducting in-depth market research to ensure we fully understand every aspect of the market and properly identify current and emerging opportunities and competitors:

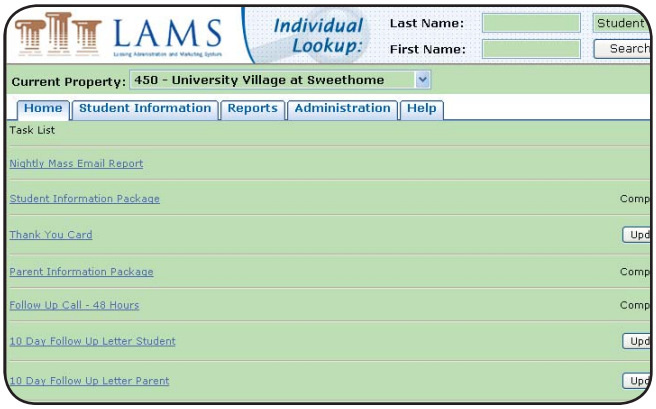
- We first identify and analyze all current student housing product offerings in the market
- Next, we determine where the subject community fits within the market from a product positioning and pricing perspective
- Finally, all current and emerging variables are analyzed related to increases or decreases in supply and demand, such as new off-campus communities or enrollment changes from evolving admission policies

After completing an in-depth market analysis, we develop a strategic marketing plan that includes:

- Specific marketing message based on our product position and pricing strategy
- Market segmentation with identification of targeted student segments prioritized in the order of their likelihood to lease at the subject community
- Identification of marketing mediums to be utilized in delivering the message to each targeted student segment along with frequency and scope parameters
- Development of a complete marketing budget, schedule and a detailed action plan related to full implementation of the marketing plan

After implementing a community's strategic marketing plan, we utilize our proprietary Leasing Administration and Marketing System (LAMS™) to administer and monitor the implementation of the marketing plan and subsequent leasing activities. LAMS™ is a sophisticated, web-based system customized for student housing. We developed it internally to provide a real-time link from our home office in Austin, Texas, to each of our managed properties. Our corporate marketing and leasing staff is able to administer and monitor the following areas on an up-to-the-minute, real-time basis:

- Monitoring traffic and building our prospect database — Whether it be from walk-ins, telephone inquiries, website hits, attendance at promotional events, etc.
- Prospect follow-up – All follow-up to students and parents is automatically generated, disseminated and monitored by LAMS™ and on-site staff.
- Measuring marketing effectiveness — We continually evaluate which marketing mediums and related expenditures are driving traffic and producing actual leases. We continually make adjustments to the marketing plan and reallocate marketing dollars accordingly
- Leasing statistics — We monitor absorption by unit type, leasing velocity compared to same periods in prior years, and an array of proprietary statistical comparisons that indicate



when pricing adjustments are necessary

- Future period rent rolls — Rent rolls for the upcoming academic period are automatically generated by LAMS™ based on current and projected leasing results, providing accurate cash flow forecasting and reliable budgeting

Marketing UNM's Communities

Leasing and marketing could provide an interesting operational synergy between ACC and UNM. These opportunities would ultimately need to be defined in the ground lease and could impact the way management, facilities maintenance, staffing are being defined within the relationship. ACC would market any new communities within the current rent range paid by students on-campus. We will also work with UNM to determine how existing communities can be rebranded and rates adjusted to reflect UNM's updated graduated product cycle.

Items for Further Consideration

As the Strategic Housing Plan continues to evolve in the future certain items should be brought forward for consideration based on the changing dynamic of UNM, the student population, market conditions, etc. We have identified three areas that to be discussed and decided during Componet II's predevelopment process.

Architectural Character

The plan for Component II, Phase I envisions an architectural style in the theme of Pueblo Revival Style based on the principals of John Gaw Meem. Our team will work with UNM to determin if Componet II, Phase II continues to use this architectural theme and what types of features should be brought forward from Phase I in regards to building massing, elevations, color palette, etc.

Johnson Field

The plan does not currently envision any improvements to upper Johnson Field regarding re-orientation of the fields, use of berms, outdoor seating, tree planting, adding new pedestrian walkways, etc. Our team will exploring any of these or other modifications to Johnson Field with UNM.

Redondo Road

A key planning principal in developing student housing is always pedestrian circulation. The future phases of housing on UNM's Central Campus would circulate differently if a portion or all of Redondo Road was closed to vehicular traffic. This would open up many possibilities for the reorientation of Johnson Field and student housing.

SECTION 4: Market Analysis

Market Analysis

American Campus Communities (ACC) has collected quantitative and anecdotal market information through a market study, online student surveys and focus groups.

Market Overview

In July 2009, the Princeton Review ranked **The University of New Mexico's** (UNM) residence halls as ninth in their *Dorms like Dungeons* survey. UNM's residence halls (units, community features, etc.) do not compare well, either regionally or nationally, to products at other institutions, yet the residence halls have rents comparable to more modern facilities. While some existing halls should remain, the majority need to be redeveloped. ACC's review of the University's traditional residence halls found that many have extensive deferred maintenance and need system upgrades.

On-campus Housing

In evaluating peer institutions it is clear that UNM houses a much lower percentage of overall students as well as first-year students than its regional peers. Currently more than 56 percent of all suite- and apartment-style housing on-campus is occupied by first-year students. This situation undermines the first-year experience and creates little incentive to return to on-campus housing as a sophomore, evidenced by the fact that only 11 percent of sophomores live on-campus in comparison to 32 percent of freshmen.

Off-campus Housing

The majority of the off-campus student housing market in and around the campus is antiquated. As a group, the existing off-campus options do not offer compelling products or features. None of the off-campus housing that students live in provide residence life programs in any manner to support student development and help students graduate.

Enrollment

UNM has had moderate growth at all its campuses. It had a total enrollment of 27,700 in fall 2010, which is up almost 6 percent. First-time freshman increased 5.4 percent in Fall 2010 and 23 percent over the past three years. In addition, UNM has increased its percentage of full-time undergraduates by 6.2 percent in the same period.

In addition to growing in size as an institution, UNM's student demographic is becoming more traditional in nature comprised of younger students that are taking more credit hours per semester. In fall 2009 full-time students made up approximately 71 percent of UNM's enrollment. UNM's main campus has a strong residential history that emphasizes the need for additional modern and affordable student housing to be made available in the Albuquerque market.

UNM is also recruiting high-quality first-year students. Of its incoming fall 2010 students, more than 45 percent graduated in the top quarter of their high-school class and the average high school GPA of the incoming class is 3.28.

UNM's enrollment is expected to continue to grow to more than 30,000 by the 2015-2016 academic year.

Santa Clara Hall

Santa Clara is an adobe-style, co-ed residence hall that offers double accommodations.

Property Type: Traditional residence hall

Number of Beds: 170 capacity

Accommodations: Double occupancy, community bath

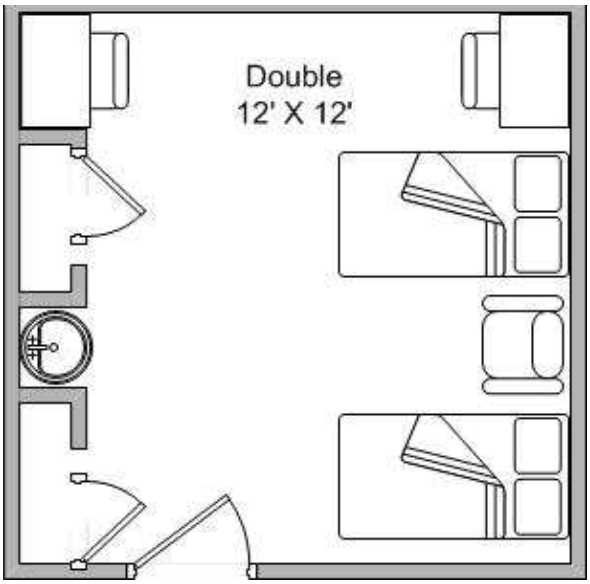
2010-11 Semeter Rate: $2,411

Meal Plan: Required

Lease Term: Academic year

Community Amenities

- Traditional-style residence hall
- All double occupancy rooms
- Co-ed living on same floors
- Rooms furnished with one standard bed, desk and chair (per person)
- Two Closets and ample storage space
- Free cable television
- Internet connection
- Air conditioning
- Shared laundry and kitchen facilities
- Community bathrooms



Facility Analysis

The building is structurally sound and well-built, with an older and simple HVAC system, that is inefficient compared to modern standards but quite reliable. The main upper roof was replaced approximately 10 years ago and a new fire alarm system was recently installed in 2009.

The facility could continue to proceed on a limited budget for the next several years and provide adequate functionality. However, the building is antiquated and still lacking in code compliance and electrical infrastructure, with minimal wheelchair accessibility upgrades, and most of the vertical building envelope (façade and windows) is at the end of their lifecycle. Interior finish and asbestos abatement should also be included as part of a complete renovation project if the building is to remain in long-term use.

Coronado Hall

Coronado is a unique octagon-shaped residence hall offering double and single rooms. A co-ed hall with 432 students, Coronado is known for its active Community Association that organizes many fun events throughout the year. Coronado is located across the street from Johnson Recreation Field and the volleyball and tennis courts.

Property Type: Traditional residence hall

Number of Beds: 432 capacity

Accommodations: Single and double occupancy

2010-11 Semester Rate: $2,700 single; $2,411 double

Meal Plan: Required

Lease Term: Academic Year

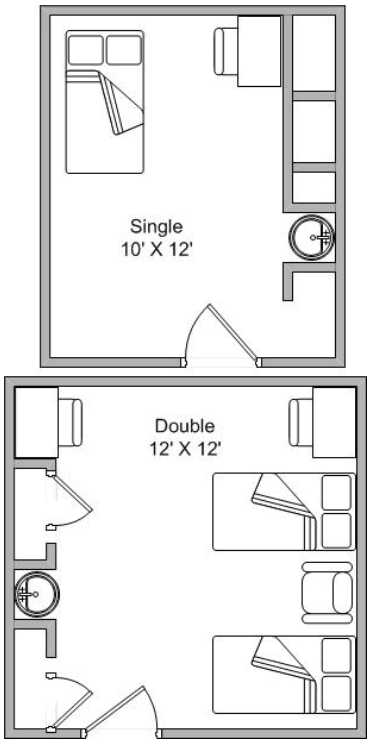
Community Amenities

- Traditional style residence hall
- Doubles and singles
- A sink in every room
- Co-ed living by floor
- Rooms furnished with one bed, desk and chair (per person)
- One storage closet (per person)
- Free cable television
- Internet connection
- Air conditioning
- Shared kitchen and laundry facilities
- Community bathrooms

Facility Analysis

The building is structurally sound and well-built, with an older and simple HVAC system that is inefficient compared to modern standards but quite reliable.

Unlike most of the other 1950s and 1960s dormitories, some building system upgrades have been performed over the years. In the early 1990s, the windows were globally replaced with double-paned units. Also at this time, the main electrical switchgear and panels were replaced and some fire alarm and sprinkler components were added. Additional electrical circuits and internet and cable outlets were added to the dorm rooms and common areas in 2006.



The facility could continue to proceed on a limited budget for the next several years and provide adequate functionality. However, the building is antiquated and lacking in accessibility upgrades, the roof and doors are at the end of their lifecycles, and the stucco façade and window sills would benefit from a cosmetic refresh. Installation of a fire alarm panel and pull stations are recommended to enhance the existing fire protection systems. Interior floor finish and asbestos abatement should also be included as part of a renovation project if the building is to remain in long-term use.

Alvarado Hall

Alvarado is a traditional adobe-style residence hall offering double accommodations. This hall is co-ed, with men and women living on separate floors. Alvarado Hall is located within walking distance of the recreation fields, as well as the tennis and volleyball courts.

Property Type: Traditional Residence Hall

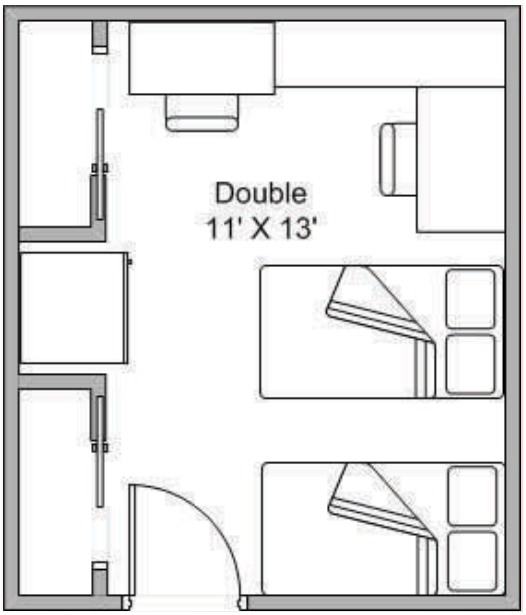
Number of Beds: 170 capacity

Accommodations: Double Occupancy

2010-11 Semester Rate: $2,411 double

Meal Plan: Required

Lease Term: Academic Year



Community Amenities

- Traditional-style residence hall
- Double rooms
- Co-ed living on separate floors
- Rooms furnished with one bed, desk and chair (per person)
- Two closets, shelving, and ample storage space
- Free cable television
- Internet connection
- Air conditioning
- Shared laundry and kitchen facilities
- Community bathrooms

Facility Analysis

The building is structurally sound and well-built, with an older and simple HVAC system, that is inefficient compared to modern standards but quite reliable. The facility could continue to proceed on a limited budget for the next several years and provide adequate functionality. However, the building is antiquated and lacking in code compliance and electrical infrastructure, with minimal fire alarm and wheelchair accessibility, and the entire building envelope (roof, façade, and windows) is at the end of their lifecycle. Interior finish and asbestos abatement should also be included as part of a complete renovation project if the building is to remain in long-term use.

Santa Ana Hall

Santa Ana is an adobe-style, co-ed residence hall with double accommodations. With a population of only 170 student residents, Santa Ana is a great study environment and close-knit community.

Property Type: Traditional Residence Hall

Number of Beds: 170 capacity

Accommodations: Double occupancy

2010-11 Semester Rate: $2,411 double

Meal Plan: Required

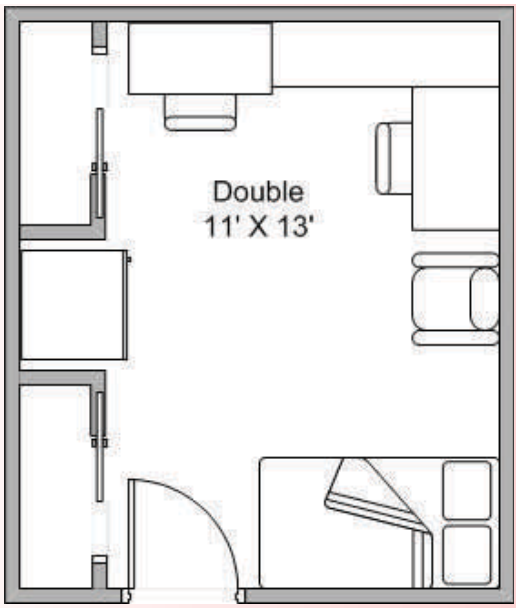
Lease Term: Academic Year

Community Amenities

- Traditional-style residence hall
- All double-occupancy rooms
- Co-ed living on same floors
- Rooms furnished with one standard bed, desk and chair (per person)
- Two closets and ample storage space
- Free cable television
- Internet connection
- Air conditioning
- Shared laundry and kitchen facilities
- Community bathrooms

Facility Analysis

The building is structurally sound and well-built, with an older and simple HVAC system, that is inefficient compared to modern standards but quite reliable. The main upper roof was replaced approximately ten years ago and a new fire alarm system was recently installed in 2009. The facility could continue to proceed on a limited budget for the next several years and provide adequate functionality. However, the building is antiquated and still lacking in code compliance and electrical infrastructure, with minimal wheelchair accessibility upgrades, and most of the vertical building envelope (façade and windows) is at the end of their lifecycle. Interior finish and asbestos abatement should also be included as part of a complete renovation project if the building is to remain in long-term use.



Laguna/DeVargas Complex

Laguna/DeVargas Halls offer suite-style living accommodations to both men and women on an alternating suite basis. Suite-style floor plans have a variety of configurations with built-in solid wood closets and a shared private bathroom. Laguna/DeVargas Halls are located next to La Posada Dining Hall

Property Type: Suite-style accommodations

Number of Beds: 304 capacity

Accommodations: One single room, two double rooms with shared study area and bathrooms

2010-11 Semester Rate: $2,823 single; $2,533 double

Meal Plan: Required

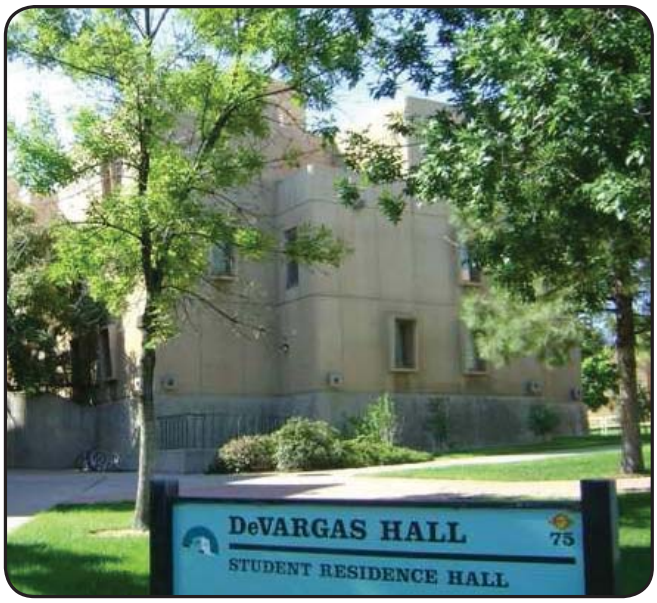
Lease Term: Academic Year

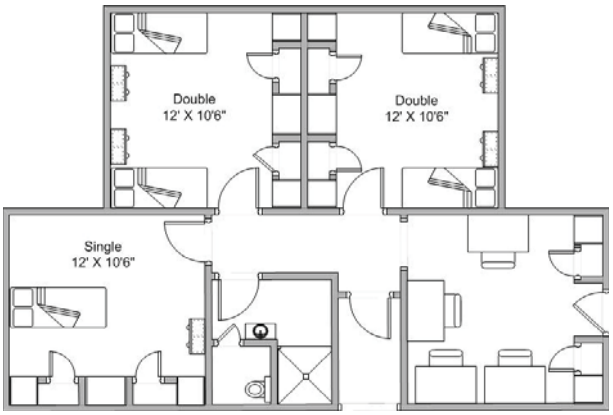
Community Amenities

- Suite-style double and single rooms
- Two or four rooms sharing a bathroom
- All suites have access to group study areas
- All bedrooms furnished with one bed, desk, chair, and bookcase (per person)
- Carpeted rooms & suites
- Closets
- Free cable TV
- Internet connection
- Air conditioning
- Shared laundry and kitchen facilities

Facility Analysis

The building is structurally sound and well-built, with an older and simple HVAC system, that is inefficient compared to modern standards but quite reliable. The facility could continue to proceed on a limited budget for the next several years and provide adequate functionality. However, the building is lacking in code compliance and electrical infrastructure, with minimal wheelchair accessibility upgrades, and the building envelope (façade) is at the end of its lifecycle. Interior finish and asbestos abatement should also be included as part of a complete renovation project if the building is to remain in long-term use.





Redondo Village Apartments

Redondo Village is an apartment facility featuring four single bedroom units with interior entrances. Residents within an apartment are either all men or all women, but the floors are mixed. Redondo students can request to live with a group of friends in a modern environment. RVA hosts the freshman Living & Learning Communities (LLC), the Global Learning Community and Combined BA/MD Degree Program.

Property Type: Apartments

Number of Beds: 402 capacity

Accommodations: Four single rooms with shared living room, kitchen and bathroom

2010-11 Semester Rate: $3,267

Meal Plan: Not required

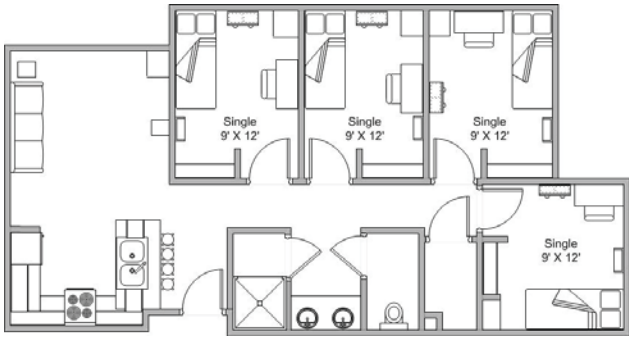
Lease Term: Academic Year

Community Amenities

- All single bedrooms
- Bedrooms are individually air-conditioned and keyed for privacy and security
- Apartments consist of a kitchen, living-dining area, segmented bathroom, and four single bedrooms
- Bedrooms furnished with loftable bed, desk and chair, stackable chest of drawers and bookcase
- Stove, fridge and microwave
- Carpeted bedrooms and living areas
- Free cable TV
- Internet connection
- Accessibility for disabled persons

Facility Analysis

The building could use cosmetic exterior updates but is structurally sound. Currently the exposed stairwells, window systems and laundry facility all need capital investment. This building does not need a complete renovation and because of its product, upper-division apartments, and the existing debt remaining on the building RVA should be considered for replacement only in the last phases of redevelopment.



Student Residence Center

The Student Residence Center is a 14-building co-ed complex, comprising 84 apartments with 6 single bedrooms each. The SRC complex is popular because of its central location and its exterior court-style front and rear entrances. Students often request to live with a group of friends in this high-demand, modern environment. SRC is located near La Posada Dining Hall, Johnson Field and the SRC Commons Building.

Property Type: Apartments

Number of Beds: 497 capacity

Accommodations: Six single rooms with shared living room, kitchen and two bathrooms

2010-11 Semester Rate: $3,267

Meal Plan: Not required

Lease Term: Academic Year

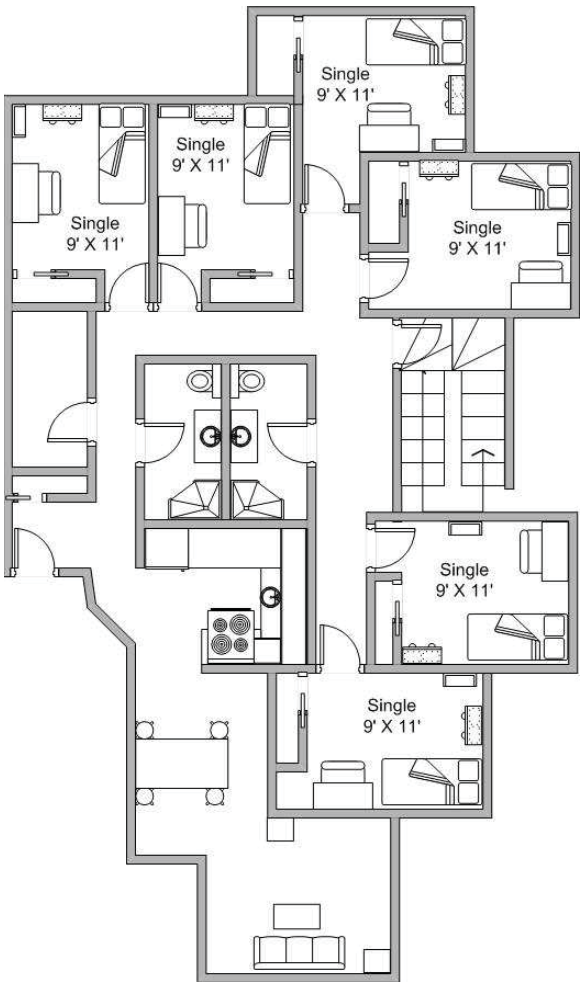
Community Amenities

- Apartment-style residence hall
- Six single bedrooms per apartment
- 24-hour student information desk
- Each apartment has a living room, dining room, kitchen, two bathrooms and six individual bedrooms
- Carpeted bedroom and living areas
- Stove, fridge and microwave provided
- Bedrooms are furnished with bed, desk and chair, chest of drawers and bookcase
- Each bedroom is individually air-conditioned, and keyed for privacy and security
- Free cable TV
- Free internet connections
- Shared laundry facilities
- Accessibility for disabled persons

Facility Analysis

The building could use cosmetic exterior updates but is structurally sound.

This building does not need a complete renovation and because of its product, upper-division apartments, and the existing debt remaining on the building RVA should be considered for replacement only in the last phases of redevelopment.

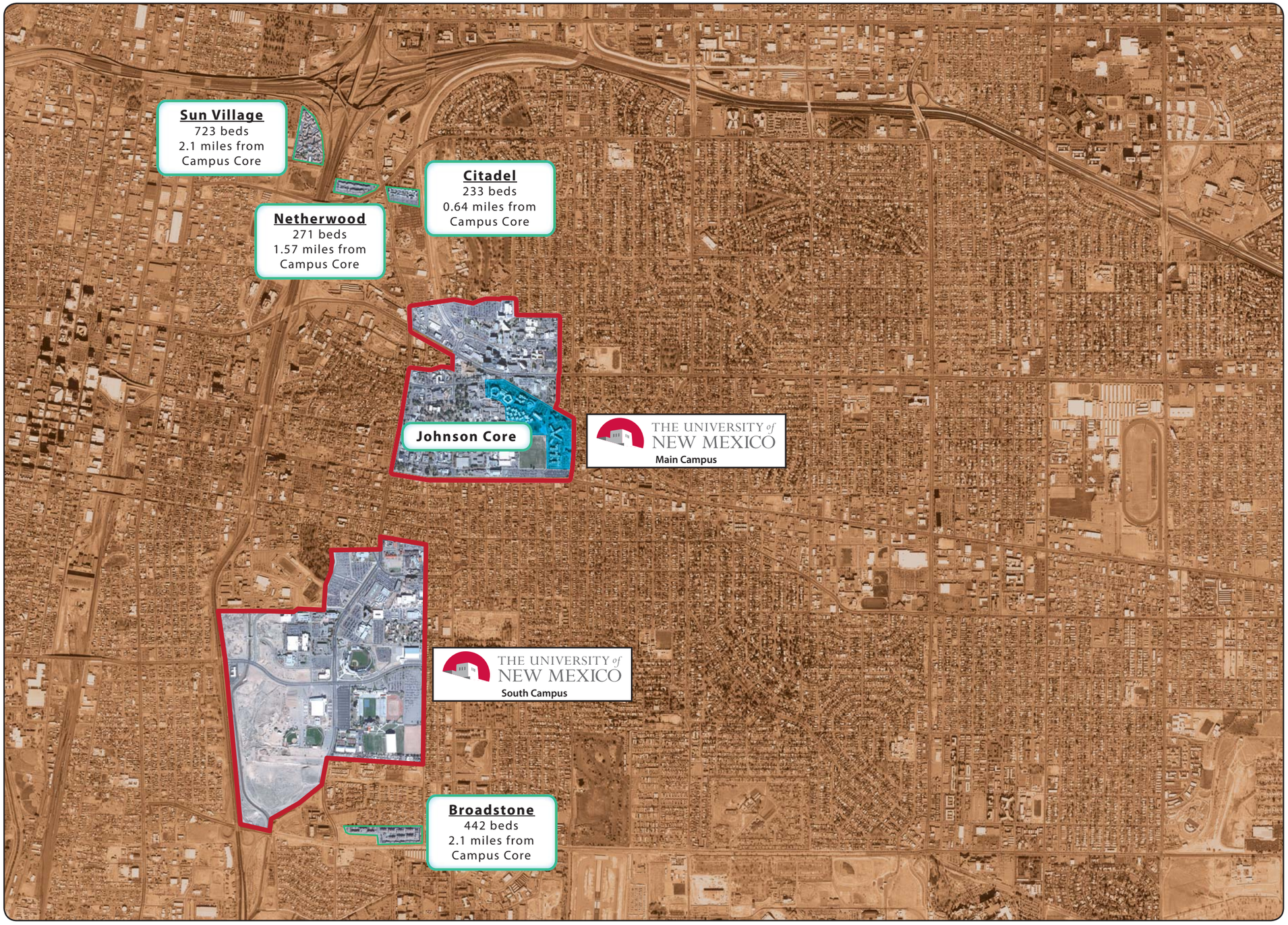


Competitive Off-Campus Communities

The following data was gathered to calculate the competitive off-campus housing supply in the Albuquerque market. Knowing the rents and utilities the students are paying, accommodations and leasing options available, and which amenities offered helps us design attractive communities.

The occupancy in the off-campus market identified has a weighted average of 98 percent. There is approximately 2,000 total beds in the surveyed properties. We excluded residences and other accommodations including rental houses, smaller apartment rentals, and older apartment complexes from the survey as they do not traditionally attract first- and second-year students.

Please see the following pages for details on each of these off-campus communities.



Broadstone Towne Center

1801 Gibson Blvd. Southeast
Albuquerque, NM 87106
(505) 243-6688

Overview

- 240 units
- 442 beds
- 97 percent occupied (429 residents)
- 1.88 miles from campus edge
- 2.1 miles from main campus core
- Three-story buildings
- 55 percent of residents are students
- Managed by Alliance

Ratings (one-to-five scale; one = poor, five=excellent)

- Overall: 5
- Landscaping & aesthetic appeal: 5
- Distance to campus: 3

Utilities

Paid by Tenant

- Cable
- Electricity
- Furniture
- Gas
- Internet
- Phone
- Sewer
- Trash collection
- Water

Lease

- Six- to 15-month leases
- $50 application fee
- $100 Move-out fee
- $500 security deposit

Unit Amenities

- Carpeting
- Ceiling fans
- Central heat and air
- Faux hardwood Flooring
- Fireplace
- Garbage disposal
- Ice maker
- Microwave
- Oven
- Private bedrooms and bathrooms
- Refrigerator
- Stove
- Washer/dryer in unit

Community Amenities

- 0.5 miles to UNM's shuttle
- Barbecue pits
- Clubhouse
- Fitness center
- Garage parking
- Hot tub
- On-site management and maintenance
- Resort-style swimming pool
- Surface parking
- Television lounge

Unit Mix

Description	Units	Beds per Unit	Total Beds	Size	2010-11 Base Rent Per Bed	2010-11 THC per Bed	2010-11 TRHC per Bed	Furnished?
1 Bedroom/ 1 Bath	74	1	74	878	$1,000	$1,172	$1,057	NO
2 Bedroom / 2 Bath	88	2	176	1,117	$556	$666	$599	NO
2 Bedroom / 2.5 Bath TH	42	2	84	1,287	$658	$768	$701	NO
3 Bedroom / 2 Bath	32	3	96	1,398	$438	$530	$478	NO
3 Bedroom / 3.5 Bath TH	4	3	12	1,661	$550	$641	$590	NO
Total/Average	**240 units**		**442 beds**	**1,185 SF**	**$624**	**$740**	**$668**	

Citadel

1520 University Northeast
Albuquerque, NM 87102
(505) 243-2494

Overview

- 233 units
- 233 beds
- 97 percent occupied (226 residents)
- 0.64 miles from campus edge
- 1.38 miles from main campus core
- Two-story, walk-up buildings
- 33 percent residents are students
- Managed by Roger Cox & Associates

Ratings (one-to-five scale; one = poor, five=excellent)

- Overall: 2
- Landscaping & aesthetic appeal: 2
- Distance to campus: 4

Utilities

Paid by Landlord

- Electricity
- Gas
- Sewer
- Trash collection
- Water

Paid by Tenant

- Cable
- Furniture
- Internet
- Phone

Lease

- 3-, 6-, 9- and 12-month leases
- $25 application Fee
- $100 security deposit
- Pets allowed
- Students get $20/month rent discount, which is reflected in the Unit Mix chart below

Unit Amenities

- Carpeting
- Central heat and air
- Garbage disposal
- Private bedrooms and bathrooms
- Oven
- Refrigerator
- Stove

Community Amenities

- Fitness room
- Laundry facilities
- Near to UNM shuttle stop
- On-site management and maintenance
- Surface parking
- Swimming pool (summer only)

Unit Mix

Description	Units	Beds per Unit	Total Beds	Size	2010-11 Base Rent Per Bed	2010-11 THC per Bed	2010-11 TRHC per Bed	Furnished?
Studio	78	1	78	445	$470	$605	$510	NO
1 Bedroom/ 1 Bath	155	1	155	575	$580	$725	$620	NO
Total/Average	**233 units**		**233 beds**	**531 SF**	**$543**	**$685**	**$583**	

Netherwood

801 Locust Place Northeast
Albuquerque, NM 87102
(505) 842-6640

Overview

- 200 units
- 271 beds
- 99 percent occupied (268 residents)
- 0.8 miles from campus edge
- 1.57 miles from main campus core
- Three-story buildings
- Majority of residents are students
- Managed by Roger Cox & Associates

Ratings (one-to-five scale; one = poor, five=excellent)

- Overall: 3
- Landscaping & aesthetic appeal: 3
- Distance to campus: 3

Utilities

Paid by Landlord

- Sewer
- Trash collection
- Water

Paid by Tenant

- Cable
- Electricity
- Furniture
- Gas
- Internet
- Phone

Lease

- Six, nine and 12-month leases
- Three-month lease at $50/month premium
- $25 application Fee
- $150 security deposit
- Pets allowed

Unit Amenities

- Carpeting
- Central heat and air
- Garbage disposal
- Private bedrooms and bathrooms
- Oven with range
- Refrigerator
- Stove

Community Amenities

- Clubhouse
- Surface parking
- Garage parking ($55/month)
- Access gate
- Laundry facilities
- Fitness room
- Game room
- Swimming pool (year round)
- Hot tub
- Study rooms
- Free DVD rentals
- Close to UNM shuttle stop

Unit Mix

Description	Units	Beds per Unit	Total Beds	Size	2010-11 Base Rent Per Bed	2010-11 THC per Bed	2010-11 TRHC per Bed	Furnished?
1 Bedroom/ 1 Bath	64	1	64	638	$580	$777	$662	NO
1 Bedroom/ 1 Bath	65	1	65	640	$600	$797	$682	NO
2 Bedroom/ 2 Bath	71	2	142	900	$370	$488	$420	NO
Total/Average	**200 units**		**271 beds**	**776 SF**	**$475**	**$630**	**$540**	

Sun Village

801 Locust Place Northeast
Albuquerque, NM 87102
(505) 842-6640

Overview

- 572 units
- 723 beds
- 97 percent occupied (703 residents)
- 1.3 miles from campus edge
- 2.1 miles from main campus core
- Two-story, walk-up buildings
- Majority of residents are students
- Managed by FPI Management

Ratings (one-to-five scale; one = poor, five=excellent)

- Overall: 3
- Landscaping & aesthetic appeal: 3
- Distance to campus: 3

Utilities

Paid by Landlord

- Gas
- Sewer
- Trash collection
- Water

Paid by Tenant

- Cable
- Electricity
- Furniture
- Internet
- Phone

Lease

- Four- to 18-month leases
- Leases vary by building
- Pets allowed
- $35 application Fee
- $100 security deposit

- $10/month premium for top-floor units

Unit Amenities

- Central heat and air
- Private and shared bedrooms and bedrooms
- Oven
- Refrigerator
- Stove

Community Amenities

- Access gate
- Basketball courts
- Carports ($15/month)
- Clubhouse
- Fitness room
- Hot tub
- Laundry facilities
- On-site management and maintenance
- Racquetball
- Sand Volleyball courts
- Shuttle to UNM ($60/semester)
- Surface parking
- Swimming pool
- Tennis courts
- Television lounge

Unit Mix

Description	Units	Beds per Unit	Total Beds	Size	2010-11 Base Rent Per Bed	2010-11 THC per Bed	2010-11 TRHC per Bed	Furnished?
Studio	144	1	144	450	$500	$685	$570	NO
1 Bedroom/ 1 Bath	134	1	134	550	$585	$770	$655	NO
1 Bedroom/ 1 Bath Loft	143	1	143	600	$605	$790	$675	NO
2 Bedroom / 1 Bath	146	2	292	800	$375	$483	$415	NO
2 Bedroom / 1.5 Bath TH	5	2	10		$448	$555	$488	NO
Total/Average	**572 units**		**723 beds**	**633 SF**	**$485**	**$638**	**$543**	

SECTION 5: Facilities Analysis

Overview

Based on studies commissioned by the **University of New Mexico's** (UNM), ACC has assessed UNM's existing residence halls affected by Component II and their viability as renovation candidates. Please see the following pages for the executive summaries from these reports.

Coronado

It is ACC's opinion that the building is structurally sound and well-built, with an older and simple HVAC system that is inefficient compared to modern standards but quite reliable. Unlike most of the other 1950s and 1960s dormitories, some building system upgrades have been performed over the years. In the early 1990's, the windows were replaced with double-paned units. Also at this time, the main electrical switchgear and panels were replaced and some fire alarm and sprinkler components were added. Additional electrical circuits and internet and cable outlets were added to the dorm rooms and common areas in 2006. The facility could continue to proceed on a limited budget for the next several years and provide adequate functionality. However, the building is antiquated and lacking in accessibility upgrades, the roof and doors are at the end of their lifecycles, and the stucco façade and window sills would benefit from a cosmetic refresh. Installation of a fire alarm panel and pull stations are recommended to enhance the existing fire protection systems. Interior floor finish and asbestos abatement should also be included as part of a renovation project if the building is to remain in long-term use.

Alvarado

It is ACC's opinion that the building is structurally sound and well-built, with an older and simple HVAC system, that is inefficient compared to modern standards but quite reliable. The facility could continue to proceed on a limited budget for the next several years and provide adequate functionality. However, the building is antiquated and lacking in code compliance and electrical infrastructure, with minimal fire alarm and wheelchair accessibility, and the entire building envelope (roof, façade, and windows) is at the end of their lifecycle. Interior finish and asbestos abatement should also be included as part of a complete renovation project if the building is to remain in long-term use.

Santa Ana

It is ACC's opinion that the building is structurally sound and well-built, with an older and simple HVAC system, that is inefficient compared to modern standards but quite reliable. The main upper roof was replaced approximately 10 years ago and a new fire alarm system was installed in 2009. The facility could continue to proceed on a limited budget for the next several years and provide adequate functionality. However, the building is antiquated and still lacking in code compliance and electrical infrastructure, with minimal wheelchair accessibility upgrades, and most of the vertical building envelope (façade and windows) is at the end of their lifecycle. Interior finish and asbestos abatement should also be included as part of a complete renovation project if the building is to remain in long-term use.

FACILITY CONDITION AUDIT

UNIVERSITY OF NEW MEXICO

1 University of New Mexico
Albuquerque, New Mexico 87131
Patrick Call

FACILITY CONDITION AUDIT

of

ALVARADO HALL

2800 Campus Boulevard, Northeast (Building 157)
Albuquerque, New Mexico 87131

PREPARED BY:

EMG
222 Schilling Circle, Suite 275
Hunt Valley, Maryland 21031
800.733.0660
410.785.6220 (fax)
www.emgcorp.com

EMG CONTACT:

Matthew Anderson
Program Manager
800.733.0660, x7613
mfanderson@emgcorp.com

EMG Project #:	92825.10R-001.017
Date of Report:	March 31, 2010
On site Date:	March 17, 2010

1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	Alvarado Hall, 2800 Campus Boulevard, Northeast (Building 157), Albuquerque, New Mexico 87131
Year constructed:	1965
Current owner of property:	University of New Mexico
Management Point of Contact:	Brain Ward, Manager, Physical Plant & Facilities Residence Life & Student Housing 505.277.8248 phone 505.277.0056 fax
Property type:	University Housing
Building square footage:	36,305
Number of residential units:	87
Number of buildings:	One
Number of stories:	Three with basement
Building construction:	Cast-in-place concrete columns, beams, and floors; concrete and masonry walls
Roof construction:	Flat roof with built-up membrane and gravel ballast
Exterior Finishes:	Stucco with precast concrete lintels and sills
Heating and/or Air-conditioning:	Central forced air heating and cooling utilizing central plant (off site) supplied steam and chilled water to single air handing unit with VAV boxes and pneumatic controls for distribution system. Roof-mounted exhaust and fresh air intake systems. Heat exchangers for conversion of steam to hot water for HVAC and domestic hot water distribution systems.
Fire and Life/Safety:	Older system utilizing smoke detectors, limited pull stations, emergency lighting and exit signs that does not meet current codes. UPS system for battery back-up power located in basement. Corridor wall-mounted fire extinguishers and cabinet fire department hose connections from exterior fire department connections. No fire sprinkler systems installed.
Date of visit:	March 17, 2010
Point of Contact (POC):	Robert Pedroza, Facility Operations Manager

Property Information	
Assessment and Report Prepared by:	Shannon Vogt, Project Manager Jim Craven, Mechanical Engineer Jackie McDowell, Civil Engineer
Reviewed by:	Matthew Anderson mfanderson@emgcorp.com 800.733.0660 x 7613

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years, albeit on a limited capital improvement budget, and is in fair overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of limited as-needed HVAC, roof, and façade patching repair. Supporting documentation was not provided in support of these claims but the limited work is evident.

It is EMG's opinion that the building is structurally sound and well-built, with an older and simple HVAC system, that is inefficient compared to modern standards but quite reliable. The facility could continue to proceed on a limited budget for the next several years and provide adequate functionality. However, the building is antiquated and lacking in code compliance and electrical infrastructure, with minimal fire alarm and wheelchair accessibility, and the entire building envelope (roof, façade, and windows) is at the end of their lifecycle. Interior finish and asbestos abatement should also be included as part of a complete renovation project if the building is to remain in long-term use. For the purposes of this assessment, EMG will assume that the building is part of the campus's continuing student housing plans and the recommendations and associated cost estimates will reflect such.

1.2. SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of mold, conditions conducive to mold growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected mold, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

No significant suspect mold and/or evidence of interior moisture was observed (i.e., beyond the presence of very small quantities found at commonly found locations such as grout and ceilings in showers, shower lines, and other frequently wet areas) in representative readily accessible areas of the property. No further action or investigation is recommended regarding mold at the property.

1.3. OPINIONS OF PROBABLE COST

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall and Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

1.3.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in tenants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.3.2. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Deficiency Cost Table.

Executive Summary
Alvarado Residence Hall
3/31/2010

Report Section		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Deficiency Repair Total, Unescalated *	Total, Escalated **
3.3	**Accessibility**	$123,410.00	$0.00	$0.00	$0.00	$0.00	$385.00	$0.00	$0.00	$0.00	$0.00	$123,795.00	**$123,856**
5.3	**Drainage Systems and Erosion Control**	$6,138.28	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,138.28	**$6,138**
6.3	**Roofing**	$106,074.08	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$106,074.08	**$106,074**
6.4	**Exterior Walls**	$199,968.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$199,968.00	**$199,968**
6.6	**Exterior Windows and Doors**	$144,602.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$144,602.00	**$144,602**
7.1	**Building Heating, Ventilating, and Air Conditioning (HVAC)**	$131,122.00	$0.00	$0.00	$0.00	$0.00	$101,750.00	$0.00	$0.00	$0.00	$0.00	$232,872.00	**$249,078**
7.4	**Building Electrical**	$700.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$700.50	**$701**
7.6	**Fire Protection Systems**	$0.00	$88,368.35	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$88,368.35	**$91,019**
8.1	**Interior Finishes**	$843,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$129,900.00	$0.00	$0.00	$973,400.00	**$1,003,261**
Totals, Unescalated		**$1,555,515**	**$88,368**	**$0**	**$0**	**$0**	**$102,135**	**$0**	**$129,900**	**$0**	**$0**	**$1,875,918**	
Location Factor (1.00)		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Totals, Escalated (3.0%, compounded annually)		**$1,555,515**	**$91,019**	**$0**	**$0**	**$0**	**$118,402**	**$0**	**$159,761**	**$0**	**$0**	**$1,924,697**	

** Includes location factor and inflation.

Replacement Reserves Report
Alvarado Residence Hall
3/31/2010

Report Section	ID	Cost Description	Lifespan (EUL)	Observed Age (EAge)	Remaining Life (RUL)	Quantity	Unit	Unit Cost	Subtotal	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Deficiency Repair Estimate
3.3	35389	Entrance door replacement to meet ADA guidelines		0	0	1	EA	$2,480.00	$2,480	$2,480										**$2,480**
3.3	35402	Door width increase for ADA compliant door in CMU wall	25	25	0	40	EA	$2,240.00	$89,600	$89,600										**$89,600**
3.3	35400	Convert tub room to unisex toilet	30	30	0	1	EA	$25,000.00	$25,000	$25,000										**$25,000**
3.3	35401	Laundry facility, single user, ADA compliant	30	30	0	1	EA	$2,240.00	$2,240	$2,240										**$2,240**
3.3	35397	Replace drinking fountain	10	10	0	3	EA	$1,195.00	$3,585	$3,585										**$3,585**
3.3	35388	ADA, install/replace signage giving direction to accessible entrance	0	0	0	1	Sign	$120.00	$120	$120										**$120**
3.3	35387	ADA, paint van-accessible space with signage	5	5	0	1	EA	$220.00	$220	$220					$220					**$440**
3.3	35386	ADA, paint accessible parking space	5	5	0	1	EA	$165.00	$165	$165					$165					**$330**
5.3	35463	Establishment of ground cover at bare areas	20	20	0	10	CSF	$236.00	$2,360	$2,360										**$2,360**
5.3	35462	Trench Drain, 4"-wide	30	30	0	22	LF	$171.74	$3,778	$3,778										**$3,778**
6.3	35374	TPO, Roof replacement 45 mills, full adhered	20	20	0	112	SQ	$714.09	$79,978	$79,978										**$79,978**
6.3	35464	Install Roof Deck Insulation, polyisocyanurate, 2-1/2", R-16.67	40	40	0	11200	SF	$2.33	$26,096	$26,096										**$26,096**
6.4	35382	Replace stucco and lath	25	25	0	210	CSF	$724.70	$152,187	$152,187										**$152,187**
6.4	35468	Precast concrete baclony railing replacement	40	40	0	2	EA	$3,304.00	$6,608	$6,608										**$6,608**
6.4	35469	Concrete Lintel Repair	40	40	0	2	EA	$472.00	$944	$944										**$944**
6.4	35465	Precast window sills, replace	40	40	0	49	EA	$821.00	$40,229	$40,229										**$40,229**
6.6	35398	Aluminum window replacement, 4-0 x 6-0,first floor	25	25	0	34	EA	$1,276.00	$43,384	$43,384										**$43,384**
6.6	35399	Aluminum window replacement, 4-0 x 6-0, upper floor floor	25	25	0	64	EA	$1,429.00	$91,456	$91,456										**$91,456**
6.6	35467	Casement window, metal-framed, wire-reinforced glazing, 4' x 2'	30	30	0	2	EA	$708.00	$1,416	$1,416										**$1,416**
6.6	35466	Casement window, metal-framed, wire-reinforced glazing, 3' x 4'	30	30	0	2	EA	$1,062.00	$2,124	$2,124										**$2,124**
6.6	35385	Replace 3'-0" x 7'-0" flush aluminum door	50	50	0	4	EA	$1,555.50	$6,222	$6,222										**$6,222**
7.1	35350	Cold Water Duct Coil, 10 row 45F water	25	20	5	1	EA	$89,250.00	$89,250						$89,250					**$89,250**
7.1	35340	VAV Box replacement, 270 to 600 CFM	20	20	0	106	EA	$987.00	$104,622	$104,622										**$104,622**
7.1	35351	Central AHU fan motor,	20	15	5	1	EA	$12,500.00	$12,500						$12,500					**$12,500**
7.1	35343	Retrofit of HVAC and Controls	0	0	0	106	EA	$250.00	$26,500	$26,500										**$26,500**
7.4	35341	Exhaust Fan 375 CFM	10	10	0	1	EA	$700.50	$701	$701										**$701**
7.6	35358	Fire Alam System, install new	20	19	1	36305	SF	$1.47	$53,368		$53,368									**$53,368**
7.6	35345	Fire alarm panel addressable, with voice	15	14	1	1	EA	$35,000.00	$35,000		$35,000									**$35,000**
8.1	35395	Paint interior walls, CMU,including surface prep	7	7	0	110000	SF	$0.99	$108,900	$108,900							$108,900			**$217,800**
8.1	35393	Replace Vinyl tile	18	18	0	4000	SY	$65.00	$260,000	$260,000										**$260,000**
8.1	35394	Replace acoustical ceiling tile system, complete including demo	20	20	0	360	CSF	$415.00	$149,400	$149,400										**$149,400**
8.1	35396	Community room furnishings	7	7	0	3	EA	$7,000.00	$21,000	$21,000							$21,000			**$42,000**
8.1	35392	Asbestos ceiling panels	0	0	0	36000	SF	$5.20	$187,200	$187,200										**$187,200**
8.1	35391	Asbestos floor tile and mastic removal	0	0	0	36000	SF	$3.25	$117,000	$117,000										**$117,000**
Totals, Unescalated										**$1,555,515**	**$88,368**	**$0**	**$0**	**$0**	**$102,135**	**$0**	**$129,900**	**$0**	**$0**	**$1,875,918**
Location Factor (1.00)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0%, compounded annually)										**$1,555,515**	**$91,019**	**$0**	**$0**	**$0**	**$118,402**	**$0**	**$159,761**	**$0**	**$0**	**$1,924,697**

FACILITY CONDITION AUDIT

UNIVERSITY OF NEW MEXICO

1 University of New Mexico
Albuquerque, New Mexico 87131
Patrick Call

FACILITY CONDITION AUDIT

of

CORONADO HALL

301 Girard Boulevard Northeast (Building 155)
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PREPARED BY:

EMG
222 Schilling Circle, Suite 275
Hunt Valley, Maryland 21031
800.733.0660
410.785.6220 (fax)
www.emgcorp.com

EMG CONTACT:

Matthew Anderson
Program Manager
800.733.0660, x7613
mfanderson@emgcorp.com

EMG Project #:	92825.10R-002.017
Date of Report:	May 6, 2010
On site Date:	April 26, 2010

1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	Coronado Hall, 301 Girard Boulevard Northeast (Building 155), Albuquerque, New Mexico 87131
Year constructed:	1959
Current owner of property:	University of New Mexico
Management Point of Contact:	Brian Ward, Manager, Physical Plant & Facilities Residence Life & Student Housing 505.277.8248 phone 505.277.0056 fax
Property type:	University Housing
Building square footage:	93,880
Number of residential units:	252
Number of buildings:	One
Number of stories:	Three with basement (called "ground floor")
Building construction:	Cast-in-place concrete columns, beams, and floors; concrete and masonry walls
Roof construction:	Flat roofs with emulsion-coated built-up membranes; limited black EPDM single-ply rubber
Exterior Finishes:	Stucco
Heating and/or Air-conditioning:	Central forced air heating and cooling utilizing central plant (off site) supplied steam and chilled water to individual two-pipe fan coil units in all occupied spaces. Relief vents in corridor ceilings for fresh air. Temperature control is by integral thermostats and a pneumatic energy management system for seasonal change-over from heat to cool. Single packaged electric heat pump unit for lobby office mounted on roof with wall thermostat. Roof-mounted exhaust and fresh air intake systems. Heat exchangers for conversion of steam to hot water for HVAC and domestic hot water distribution systems with chemical feed and pressure pumps.

Property Information	
Fire and Life/Safety:	Fire and alarm systems with smoke detectors, strobe light alarm horns, battery powered emergency lighting and exit signs. Corridor wall-mounted fire extinguishers. Dry-pipe standpipes in stair towers, roof and in wall-mounted hose cabinets throughout. Exterior fire department connections. Wet-pipe fire sprinklers are installed in the basement service areas and trash chutes only.
Date of visit:	April 26, 2010
Point of Contact (POC):	Robert Pedroza, Facility Operations Manager
Assessment and Report Prepared by:	Shannon Vogt, Project Manager Jim Craven, Mechanical Engineer Jackie McDowell, Civil Engineer
Reviewed by:	Matthew Anderson mfanderson@emgcorp.com 800.733.0660 x 7613

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years, albeit on a limited capital improvement budget, and is in fair overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of interior renovations to the first floor television lounge and "The Underground" basement area, and limited as-needed HVAC and façade patching repair. (The tops of the parapet walls were all reportedly patched in 2007.) Supporting documentation was not provided in support of these claims but the limited work is evident.

It is EMG's opinion that the building is structurally sound and well-built, with an older and simple HVAC system that is inefficient compared to modern standards but quite reliable. Unlike most of the other 1950's and 1960's dormitories, some building system upgrades have been performed over the years. In the early 1990's, the windows were globally replaced with double-paned units. Also at this time, the main electrical switchgear and panels were replaced and some fire alarm and sprinkler components were added. Additional electrical circuits and internet and cable outlets were added to the dorm rooms and common areas in 2006. The facility could continue to proceed on a limited budget for the next several years and provide adequate functionality. However, the building is antiquated and lacking in accessibility upgrades, the roof and doors are at the end of their lifecycles, and the stucco façade and window sills would benefit from a cosmetic refresh. Installation of a fire alarm panel and pull stations are recommended to enhance the existing fire protection systems. Interior floor finish and asbestos abatement should also be included as part of a renovation project if the building is to remain in long-term use. For the purposes of this assessment, EMG will assume that the building is part of the campus's continuing student housing plans and the recommendations and associated cost estimates will reflect such.

1.2. SPECIAL ISSUES AND FOLLOW-UP RECOMMENDATIONS

As part of the FCA, a limited assessment of accessible areas of the building was performed to determine the presence of mold, conditions conducive to mold growth, and/or evidence of moisture. Property personnel

were interviewed concerning any known or suspected mold, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

Developing mildew or mold was observed in the following areas:

- Along most of the ceiling-mounted insulated pipes in the main basement mechanical room (approximately 60 linear feet on three pipes), presumably the result of interior leaks or a build-up of condensation.
- Through the concrete ceiling slab above the basement/ground floor in the south wing, in the back-of-house storage areas adjacent to the student-renovated common spaces known as "The Underground" (approximately 20 square feet). The leaks appear to be the result of bathroom plumbing or other utility leaks above, with associated areas of discoloration and bubbling, peeling and flaking paint. (See Sections 6.2 and 7.2 for additional information.)

After ensuring the sources of moisture above have been addressed, any associated suspect mold or mildew should be removed and abated by the on site maintenance staff as part of the property's routine maintenance program. With the insulated piping, extreme care should be taken to avoid disturbing surrounding possible asbestos-containing materials. Such persons should receive training in accordance with OSHA on proper clean up methods, personal protection, and potential health/safety hazards. The cost of this work is not included in the cost tables.

The presence of mold in exterior and interior environments is normal and unavoidable. Exposure to mold or mold producing materials can be hazardous and should be avoided. The presence of mold does not necessarily constitute an exposure. This assessment does not constitute a comprehensive mold survey of the Project, and any conclusions are based solely on conditions readily observable in accessed areas.

No other significant suspect mold and/or evidence of interior moisture was observed (i.e., beyond some older stained ceiling tiles and the presence of very small quantities found at commonly found locations such as grout and ceilings in showers, shower lines, and other frequently wet areas) in representative readily accessible areas of the property. No further action or investigation is recommended regarding mold at the property.

1.3. OPINIONS OF PROBABLE COST

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall and Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

1.3.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in tenants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.3.2. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Deficiency Cost Table.

Executive Summary
Coronado Residence Hall
5/6/2010

Report Section		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Deficiency Repair Total, Unescalated *	Total, Escalated **
3.3	**Accessibility**	$703,931.36	$0.00	$0.00	$0.00	$0.00	$385.00	$0.00	$0.00	$0.00	$0.00	$704,316.36	**$704,378**
5.2	**Parking, Paving, and Sidewalks**	$62,939.75	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$62,939.75	**$62,940**
5.4	**Topography and Landscaping**	$7,247.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,247.00	**$7,247**
5.5	**General Site Improvements**	$14,167.14	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$14,167.14	**$14,167**
6.3	**Roofing**	$225,961.75	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$225,961.75	**$225,962**
6.4	**Exterior Walls**	$39,942.00	$0.00	$0.00	$87,420.00	$0.00	$0.00	$0.00	$0.00	$87,420.00	$0.00	$214,782.00	**$246,209**
6.6	**Exterior Windows and Doors**	$48,220.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$64,305.00	$0.00	$112,525.50	**$129,680**
7.1	**Building Heating, Ventilating, and Air Conditioning (HVAC)**	$0.00	$0.00	$372,204.00	$0.00	$0.00	$74,982.00	$41,200.00	$0.00	$0.00	$0.00	$488,386.00	**$530,991**
7.2	**Building Plumbing**	$0.00	$15,904.80	$0.00	$0.00	$0.00	$114,812.04	$0.00	$0.00	$0.00	$0.00	$130,716.84	**$149,481**
7.6	**Fire Protection Systems**	$39,436.60	$0.00	$0.00	$0.00	$0.00	$92,067.12	$0.00	$0.00	$0.00	$0.00	$131,503.72	**$146,168**
8.1	**Interior Finishes**	$595,530.00	$0.00	$0.00	$151,200.00	$21,000.00	$0.00	$0.00	$0.00	$577,730.00	$0.00	$1,345,460.00	**$1,516,237**
Totals, Unescalated		**$1,737,376**	**$15,905**	**$372,204**	**$238,620**	**$21,000**	**$282,246**	**$41,200**	**$0**	**$729,455**	**$0**	**$3,438,006**	
Location Factor (1.00)		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Totals, Escalated (3.0%, compounded annually)		**$1,737,376**	**$16,382**	**$394,871**	**$260,747**	**$23,636**	**$327,201**	**$49,195**	**$0**	**$924,052**	**$0**	**$3,733,459**	

** Includes location factor and inflation.

Replacement Reserves Report
Coronado Residence Hall
5/6/2010

Report Section	ID	Cost Description	Lifespan (EUL)	Observed Age (EAge)	Remaining Life (RUL)	Quantity	Unit	Unit Cost	Subtotal	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Deficiency Repair Estimate
3.3	37124	Entrance door replacement to meet ADA guidelines		0	0	2	EA	$2,480.00	$4,960	$4,960										**$4,960**
3.3	37123	Door width increase for ADA compliant door in CMU wall	25	25	0	88	EA	$2,240.00	$197,120	$197,120										**$197,120**
3.3	37133	ADA, replace toilet partitions laminate clad overhead braced	20	20	0	4	EA	$1,030.50	$4,122	$4,122										**$4,122**
3.3	37157	Remove wall partition at first shower for wheelchair access	0	0	0	4	EA	$850.00	$3,400	$3,400										**$3,400**
3.3	37162	New laundry room construction to provide ADA access	25	25	0	1	EA	$80,000.00	$80,000	$80,000										**$80,000**
3.3	37160	Accessible sink adjacent to existing lavatories, new	0	0	0	4	EA	$2,500.00	$10,000	$10,000										**$10,000**
3.3	37156	Remove step/curb to common shower area to allow wheelchair access	0	0	0	4	EA	$1,500.00	$6,000	$6,000										**$6,000**
3.3	37161	Excavate new elevator to serve 'The Underground' recreation area	0	0	0	1	EA	$350,000.00	$350,000	$350,000										**$350,000**
3.3	37134	Install new wheelchair lift to 8'	20	20	0	2	EA	$20,728.00	$41,456	$41,456										**$41,456**
3.3	37136	Microwave	10	10	0	2	EA	$208.14	$416	$416										**$416**
3.3	37135	Range	20	20	0	2	EA	$468.00	$936	$936										**$936**
3.3	37137	ADA - Lower Kitchen Sink and Provide Knee Space	0	0	0	2	EA	$1,986.00	$3,972	$3,972										**$3,972**
3.3	37132	ADA, Install curb cut, concrete, 6" rise	25	25	0	1	EA	$924.08	$924	$924										**$924**
3.3	37125	ADA, install/replace signage giving direction to accessible entrance	0	0	0	2	Sign	$120.00	$240	$240										**$240**
3.3	37121	ADA, paint van-accessible space with signage	5	5	0	1	EA	$220.00	$220	$220					$220					**$440**
3.3	37122	ADA, paint accessible parking space	5	5	0	1	EA	$165.00	$165	$165					$165					**$330**
5.2	36987	Concrete stairs on grade	40	40	0	250	SF	$61.00	$15,250	$15,250										**$15,250**
5.2	36988	Repair Concrete stairs (spalls)	0	0	0	750	SF	$19.30	$14,475	$14,475										**$14,475**
5.2	36990	Remove & replace 4' wide concrete sidewalk	25	25	0	500	LF	$32.26	$16,130	$16,130										**$16,130**
5.2	36986	Install steel pipe railings, 3 rail galvanized at retaining wall	25	25	0	185	LF	$92.35	$17,085	$17,085										**$17,085**
5.4	36984	Replace stucco and lath	25	25	0	10	CSF	$724.70	$7,247	$7,247										**$7,247**
5.5	37006	Replace wall pack 150 watt high pressure sodium	0	0	0	26	EA	$544.89	$14,167	$14,167										**$14,167**
6.3	37129	TPO, Roof replacement 45 mills, full adhered	20	20	0	315	SQ	$714.09	$224,938	$224,938										**$224,938**
6.3	37138	Replace plexi-glass skylight to 10 sf	20	20	0	20	SF	$51.17	$1,023	$1,023										**$1,023**
6.4	37159	Repair stucco at window sills, Upper Level	0	0	0	1200	LF	$27.70	$33,240	$33,240										**$33,240**
6.4	37158	Repair stucco at window sills, Ground Level	0	0	0	600	LF	$11.17	$6,702	$6,702										**$6,702**
6.4	37130	Paint existing stucco one coat, spray,medium prep work	5	2	3	62000	SF	$1.41	$87,420				$87,420					$87,420		**$174,840**
6.6	37127	Aluminum window replacement, 4-0 x 6-0, upper floor floor	25	17	8	45	EA	$1,429.00	$64,305									$64,305		**$64,305**
6.6	37128	Replace 3'-0" x 7'-0" flush aluminum door	50	50	0	31	EA	$1,555.50	$48,221	$48,221										**$48,221**
7.1	37234	Replace fan coil with cooling and heat 1.5 ton	15	13	2	252	EA	$1,477.00	$372,204			$372,204								**$372,204**
7.1	36983	Circulation Pump 40 HP	20	15	5	4	EA	$17,713.00	$70,852						$70,852					**$70,852**
7.1	36985	Replace Circulation Pump 30 HP	15	9	6	4	EA	$10,300.00	$41,200							$41,200				**$41,200**
7.1	37008	Heat pump air to air 3-ton	20	15	5	1	EA	$4,130.00	$4,130						$4,130					**$4,130**
7.2	36992	Replace Commercial Grade water closet with 1.6 GPF unit	25	20	5	48	EA	$512.27	$24,589						$24,589					**$24,589**
7.2	36993	Replace flush valve	25	20	5	48	EA	$244.74	$11,748						$11,748					**$11,748**
7.2	36995	Replace urinal with 1.6 GPF model	25	20	5	12	EA	$925.34	$11,104						$11,104					**$11,104**
7.2	36994	Replace urinal flush valve	7	2	5	12	EA	$82.69	$992						$992					**$992**
7.2	36996	Replace enamel steel wall hung lavatory and faucet	40	35	5	42	EA	$622.60	$26,149						$26,149					**$26,149**
7.2	36997	Install low flow sink aerator	12	7	5	292	EA	$15.00	$4,380						$4,380					**$4,380**
7.2	36999	Replace shower mixing valve	10	9	1	48	EA	$331.35	$15,905		$15,905									**$15,905**
7.2	37000	Replace drinking fountain	10	5	5	30	EA	$1,195.00	$35,850						$35,850					**$35,850**

Replacement Reserves Report
Coronado Residence Hall
5/6/2010

Report Section	ID	Cost Description	Lifespan (EUL)	Observed Age (EAge)	Remaining Life (RUL)	Quantity	Unit	Unit Cost	Subtotal	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Deficiency Repair Estimate
7.6	36989	Locking gate at the roof stairs	40	40	0	2	EA	$1,377.00	$2,754	$2,754										**$2,754**
7.6	37002	Pull station	15	15	0	35	EA	$148.52	$5,198	$5,198										**$5,198**
7.6	37001	Fire alarm panel	15	15	0	5	EA	$3,906.00	$19,530	$19,530										**$19,530**
7.6	37225	Door holder, electro-magnetic	20	20	0	30	EA	$398.48	$11,954	$11,954										**$11,954**
7.6	37003	Smoke Detector	15	10	5	250	EA	$221.52	$55,380						$55,380					**$55,380**
7.6	37004	Emergency lights, twin 25 watt, NiCad battery	15	10	5	30	EA	$808.52	$24,256						$24,256					**$24,256**
7.6	37005	Replace Exit light,LED, single or double face, battery back up	20	15	5	36	EA	$345.32	$12,432						$12,432					**$12,432**
8.1	37139	Paint interior walls, drywall	5	2	3	180000	SF	$0.84	$151,200				$151,200					$151,200		**$302,400**
8.1	37119	Replace Vinyl tile	18	18	0	1700	SY	$65.00	$110,500	$110,500										**$110,500**
8.1	37131	Replace carpet - standard commercial	8	8	0	8500	SY	$50.18	$426,530	$426,530								$426,530		**$853,060**
8.1	37126	Community room furnishings	7	3	4	3	EA	$7,000.00	$21,000					$21,000						**$21,000**
8.1	37120	Asbestos floor tile and mastic removal	0	0	0	18000	SF	$3.25	$58,500	$58,500										**$58,500**
Totals, Unescalated										**$1,737,376**	**$15,905**	**$372,204**	**$238,620**	**$21,000**	**$282,246**	**$41,200**	**$0**	**$729,455**	**$0**	**$3,438,006**
Location Factor (1.00)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0%, compounded annually)										**$1,737,376**	**$16,382**	**$394,871**	**$260,747**	**$23,636**	**$327,201**	**$49,195**	**$0**	**$924,052**	**$0**	**$3,733,459**

FACILITY CONDITION AUDIT

UNIVERSITY OF NEW MEXICO

1 University of New Mexico
Albuquerque, New Mexico 87131
Patrick Call

FACILITY CONDITION AUDIT

of

SANTA ANA HALL

2710 Campus Boulevard Northeast (Building 71)
Albuquerque, New Mexico. 87131

PREPARED BY:

EMG
222 Schilling Circle, Suite 275
Hunt Valley, Maryland 21031
800.733.0660
410.785.6220 (fax)
www.emgcorp.com

EMG CONTACT:

Matthew Anderson
Program Manager
800.733.0660, x7613
mfanderson@emgcorp.com

EMG Project #: 92825.10R-005.017
Date of Report: March 31, 2010
On site Date: March 18, 2010

1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	Santa Ana Hall, 2710 Campus Boulevard Northeast (Building 71), Albuquerque, New Mexico 87131
Year constructed:	1965
Current owner of property:	University of New Mexico
Management Point of Contact:	Brain Ward, Manager, Physical Plant & Facilities Residence Life & Student Housing 505.277.8248 phone 505.277.0056 fax
Property type:	University Housing
Building square footage:	41,615
Number of residential units:	87
Number of buildings:	One
Number of stories:	Three with basement
Building construction:	Cast-in-place concrete columns, beams, and floors; concrete and masonry walls
Roof construction:	Flat roof with TPO single-ply rubber membrane
Exterior Finishes:	Stucco with precast concrete lintels and sills
Heating and/or Air-conditioning:	Central forced air heating and cooling utilizing central plant (off site) supplied steam and chilled water to single air handing units with VAV boxes and pneumatic controls for distribution system. Roof-mounted exhaust and fresh air intake systems. Heat exchangers for conversion of steam to hot water for HVAC and domestic hot water distribution systems.
Fire and Life/Safety:	Recently installed fire and alarm systems with pull stations, smoke detectors, strobe light alarm horns, emergency lighting and exit signs, UPS system for battery back-up power located in basement. Corridor wall-mounted fire extinguishers and cabinet fire department hose connections from exterior fire department connections. No fire sprinkler systems installed.

Property Information	
Date of visit:	March 18, 2010
Point of Contact (POC):	Robert Pedroza, Facility Operations Manager
Assessment and Report Prepared by:	Shannon Vogt, Project Manager Jim Craven, Mechanical Engineer Jackie McDowell, Civil Engineer
Reviewed by:	Matthew Anderson mfanderson@emgcorp.com 800.733.0660 x 7613

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years, albeit on a fairly limited capital improvement budget, and is in fair overall condition.

According to property management personnel, the property has had a fairly limited capital improvement expenditure program over the past three years, primarily consisting of a new fully addressable fire alarm system, replacement of the lower roof membranes, and limited as-needed HVAC and façade patching repair. Supporting documentation was not provided in support of these claims but the work is evident.

It is EMG's opinion that the building is structurally sound and well-built, with an older and simple HVAC system, that is inefficient compared to modern standards but quite reliable. The main upper roof was replaced approximately ten years ago and a new fire alarm system was recently installed in 2009. The facility could continue to proceed on a limited budget for the next several years and provide adequate functionality. However, the building is antiquated and still lacking in code compliance and electrical infrastructure, with minimal wheelchair accessibility upgrades, and most of the vertical building envelope (façade and windows) is at the end of their lifecycle. Interior finish and asbestos abatement should also be included as part of a complete renovation project if the building is to remain in long-term use. For the purposes of this assessment, EMG will assume that the building is part of the campus's continuing student housing plans and the recommendations and associated cost estimates will reflect such.

1.2. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of mold, conditions conducive to mold growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected mold, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

No significant suspect mold and/or evidence of interior moisture was observed (i.e., beyond the presence of very small quantities found at commonly found locations such as grout and ceilings in showers, shower lines, and other frequently wet areas) in representative readily accessible areas of the property. No further action or investigation is recommended regarding mold at the property.

1.3. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall and Swift,* EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

1.3.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in tenants and/or usage may affect the service life of some systems or components.

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Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

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Executive Summary
Santa Ana Residence Hall
3/31/2010

Report Section		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Deficiency Repair Total, Unescalated *	Total, Escalated **
3.3	**Accessibility**	$124,590.00	$0.00	$0.00	$0.00	$0.00	$385.00	$0.00	$0.00	$0.00	$0.00	$124,975.00	**$125,036**
6.4	**Exterior Walls**	$216,045.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$216,045.00	**$216,045**
6.6	**Exterior Windows and Doors**	$144,602.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$144,602.00	**$144,602**
7.1	**Building Heating, Ventilating, and Air Conditioning (HVAC)**	$26,500.00	$0.00	$104,622.00	$0.00	$0.00	$191,000.00	$0.00	$0.00	$0.00	$0.00	$322,122.00	**$358,915**
7.4	**Building Electrical**	$700.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$700.50	**$701**
8.1	**Interior Finishes**	$917,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$127,800.00	$0.00	$0.00	$1,045,200.00	**$1,074,578**
Totals, Unescalated		**$1,429,838**	**$0**	**$104,622**	**$0**	**$0**	**$191,385**	**$0**	**$127,800**	**$0**	**$0**	**$1,853,645**	
Location Factor (1.00)		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	
Totals, Escalated (3.0%, compounded annually)		**$1,429,838**	**$0**	**$110,993**	**$0**	**$0**	**$221,868**	**$0**	**$157,178**	**$0**	**$0**	**$1,919,877**	

** Includes location factor and inflation.

Replacement Reserves Report
Santa Ana Residence Hall
3/31/2010

Report Section	ID	Cost Description	Lifespan (EUL)	Observed Age (EAge)	Remaining Life (RUL)	Quantity	Unit	Unit Cost	Subtotal	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Deficiency Repair Estimate
3.3	35424	Railing extensions at ADA ramp	20	20	0	4	EA	$295.00	$1,180	$1,180										**$1,180**
3.3	35419	Entrance door replacement to meet ADA guidelines		0	0	1	EA	$2,480.00	$2,480	$2,480										**$2,480**
3.3	35408	Door width increase for ADA compliant door in CMU wall	25	25	0	40	EA	$2,240.00	$89,600	$89,600										**$89,600**
3.3	35412	Convert tub room to unisex toilet	30	30	0	1	EA	$25,000.00	$25,000	$25,000										**$25,000**
3.3	35423	Laundry facility, single user, ADA compliant	30	30	0	1	EA	$2,240.00	$2,240	$2,240										**$2,240**
3.3	35407	Replace drinking fountain	10	10	0	3	EA	$1,195.00	$3,585	$3,585										**$3,585**
3.3	35421	ADA, paint accessible parking space	5	5	0	1	EA	$165.00	$165	$165					$165					**$330**
3.3	35416	ADA, install/replace signage giving direction to accessible entrance	0	0	0	1	Sign	$120.00	$120	$120										**$120**
3.3	35414	ADA, paint van-accessible space with signage	5	5	0	1	EA	$220.00	$220	$220					$220					**$440**
6.4	35403	Replace stucco and lath	25	25	0	240	CSF	$724.70	$173,928	$173,928										**$173,928**
6.4	35470	Precast window sills, replace	40	40	0	49	EA	$821.00	$40,229	$40,229										**$40,229**
6.4	35471	Concrete Lintel Repair	40	40	0	4	EA	$472.00	$1,888	$1,888										**$1,888**
6.6	35472	Casement window, metal-framed, wire-reinforced glazing, 4' x 2'	30	30	0	2	EA	$708.00	$1,416	$1,416										**$1,416**
6.6	35411	Aluminum window replacement, 4-0 x 6-0, upper floor floor	25	25	0	64	EA	$1,429.00	$91,456	$91,456										**$91,456**
6.6	35420	Aluminum window replacement, 4-0 x 6-0,first floor	25	25	0	34	EA	$1,276.00	$43,384	$43,384										**$43,384**
6.6	35473	Casement window, metal-framed, wire-reinforced glazing, 3' x 4'	30	30	0	2	EA	$1,062.00	$2,124	$2,124										**$2,124**
6.6	35417	Replace 3'-0" x 7'-0" flush aluminum door	50	50	0	4	EA	$1,555.50	$6,222	$6,222										**$6,222**
7.1	35354	Cold Water Duct Coil, 10 row 45F water	25	20	5	1	EA	$89,250.00	$89,250						$89,250					**$89,250**
7.1	35355	Central AHU fan motor,	20	15	5	1	EA	$12,500.00	$12,500						$12,500					**$12,500**
7.1	35356	VAV Box replacement, 270 to 600 CFM	20	18	2	106	EA	$987.00	$104,622			$104,622								**$104,622**
7.1	35474	Hot water duct coil, 10 row, 125F water	25	20	5	1	EA	$89,250.00	$89,250						$89,250					**$89,250**
7.1	35353	Retrofit of HVAC and Controls	0	0	0	106	EA	$250.00	$26,500	$26,500										**$26,500**
7.4	35357	Exhaust Fan 375 CFM	10	10	0	1	EA	$700.50	$701	$701										**$701**
8.1	35418	Paint interior walls, CMU,including surface prep	7	7	0	120000	SF	$0.89	$106,800	$106,800							$106,800			**$213,600**
8.1	35413	Replace Vinyl tile	18	18	0	4200	SY	$65.00	$273,000	$273,000										**$273,000**
8.1	35405	Replace acoustical ceiling tile system, complete including demo	20	20	0	410	CSF	$415.00	$170,150	$170,150										**$170,150**
8.1	35409	Community room furnishings	7	7	0	3	EA	$7,000.00	$21,000	$21,000							$21,000			**$42,000**
8.1	35404	Asbestos ceiling panels	0	0	0	41000	SF	$5.20	$213,200	$213,200										**$213,200**
8.1	35422	Asbestos floor tile and mastic removal	0	0	0	41000	SF	$3.25	$133,250	$133,250										**$133,250**
Totals, Unescalated										**$1,429,838**	**$0**	**$104,622**	**$0**	**$0**	**$191,385**	**$0**	**$127,800**	**$0**	**$0**	**$1,853,645**
Location Factor (1.00)										**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Totals, Escalated (3.0%, compounded annually)										**$1,429,838**	**$0**	**$110,993**	**$0**	**$0**	**$221,868**	**$0**	**$157,178**	**$0**	**$0**	**$1,919,877**

SHANNON VOGT

Project Manager

Education

- BS, Mechanical Engineering, Penn State University, 1993
- MS, Construction Engineering & Management, University of California, 1999

Project Experience

- ***San Diego County, San Diego, CA –*** As Project Team Leader, Mr. Vogt coordinated the assessment and delivery schedules, customized the ReCapp database to fit client-specific needs, and performed assessments on county facilities. The scope included over 700 buildings on 150 sites and was over six months in duration. His leadership work helped EMG complete this project on schedule and within the budget.
- ***San Bernardino County, San Bernardino, CA –*** As Project Team Leader, Mr. Vogt coordinated the assessment and delivery schedules and performed assessments on county facilities. The scope included over 100 buildings on 30 sites and was over three months in duration. His efforts helped EMG complete this project on schedule and within the budget.
- ***Paradise Valley Hospital, National City, CA –*** Mr. Vogt served as the Project Manager on the Property Condition Evaluation of Paradise Valley Hospital in suburban San Diego. The campus included 15 buildings, including the main hospital and a nursing home, totaling over 400,000 square feet on over 25 acres. The client found his observations critical to their final purchase decision.
- ***Building Engineering Reports: Denver, Kansas City, Los Angeles, Portland, Seattle, St Louis –*** As a Project Manager, Mr. Vogt performed in-depth week-long assessments on federal facilities throughout the country. He reviewed the condition of the various mechanical systems and developed thorough reports and cost estimates. The clients found his observations critical to their financial capital planning.
- ***Park Shore Waikiki, Honolulu, HI –*** Mr. Vogt served as the Project Manager on the Property Condition Evaluation of a high-rise hotel building in downtown Honolulu. The client found his observations critical to their final purchase decision.

Industry Tenure

- A/E: 1996
- EMG: 2003

Related Experience

- Construction Project Management
- Federal & County BER & Facility Condition Assessment reports
- Assisted Living Portfolios
- Hospitality Portfolios
- Retail Portfolios
- Construction Monitoring

Industry Experience

- Government Facilities
- Office
- Industrial
- Housing/Multi-family
- Higher Education
- Hospitality
- Healthcare
- Retail/Wholesale

Active Licenses/Registration

- None

Special Skills & Training

- Proficient in a number of FCA computer programs, including Volution & ReCapp

Regional Location

- San Francisco Bay Area, CA

JACKIE MCDOWELL, P.E.
KERES CONSULTING, INC. – FIELD ENGINEER

PROFESSIONAL QUALIFICATIONS

Greater than twenty six years of experience in a large variety of civil engineering projects including management, planning, and design of projects for streets, airports, traffic control, right-of-way acquisition, subdivisions, waterlines, sanitary sewer lines, storm sewer facility design, retention and detention pond design, park facilities, city planning, drainage structures, and grading of a large variety of sites. She designed over 25 miles of sewer line and sewer line rehabilitation in Albuquerque. Ms. McDowell recently completed the City of Albuquerque FY 94 Sewer Line Rehabilitation Project No. 4438.90, which consisted of the rehabilitation of 25,000 LF of sewer line ranging in size from 8" to 15".

She has completed over 1,000 projects throughout New Mexico and California and is extremely familiar with the development process for the City of Albuquerque and Bernalillo County. Ms. McDowell has had the opportunity to work on many projects, which have included civil engineering packages consisting of site plans, grading plans, utility plans, and related detailing.

She has been involved in numerous residential subdivision designs which have included involvement with developers from the property acquisition phase through final construction of all the infrastructure necessary to begin building homes.

Education & Experience:

BS Civil Engineering, Construction Option, University of New Mexico, 1984
Registered Professional Engineer, State of New Mexico, #10903

1984-1988, Chavez-Grieves Engineers, Staff Engineer
1988-1992, Molzen-Corbin & Associates, Project Manager
1993-Present, McDowell Engineering, Inc., President, Senior Engineer

PROFESSIONAL EXPERIENCE:

Keres Consulting, Inc., Facilities Engineer, 2009 to Present
Ms. McDowell conducted field condition validations of hundreds of Department of Homeland and components' real property facilities assessing conditions in accordance with federal government data elements. She recently completed an assessment for Santa Domingo Pueblo Housing Authority, and is currently conducting an engineering services project for the Laguna Housing Development and Management Enterprise.