

BOARD OF GOVERNORS
Project Summary
University of South Florida, Tampa Campus
Residence Life Enhancement Program
(Beta Hall Renovation - Phase II B, and Maple II - Phase III)

- Project Type:** The University of South Florida Residence Life Enhancement Program, Phase II-B and Phase III consists of the construction of Maple II and the renovation of Beta Hall. The project will be financed from fixed rate or variable rate tax-exempt bonds issued by the University of South Florida Foundation (the “Foundation”) in an amount not to exceed \$36,000,000.
- Facility Site Location:** Maple II will be located at the vicinity of Holly Drive and Maple Avenue (northwest side) on the University of South Florida Tampa Campus. The project is consistent with the University’s Campus Master Plan.
- Student Market:** Maple II will primarily house traditional, undergraduate students with an emphasis on Freshmen.
- Demand Analysis:** Over the past three years, occupancy rates for the housing system have ranged from 100% to 101% during the fall semesters. Each year a waiting list exceeding 200 students is compiled. Students on the waiting list are placed in temporary accommodations until approved cancellations are identified. In Fall 2002, 150 students not placed in temporary housing facilities on campus were placed in a private facility across the street from the University campus. The 1996-97 Market Analysis conducted by consultants Hanbury, Evans, Newill, and Vlattas (HENV) indicates a demand for on-campus housing of over 10,000 students at the Tampa Campus. Through the expansion of housing options for students, the University will be able to better serve the varied needs of its students which will perpetuate the increasing demand for on-campus housing.
- Physical Description:** Maple II
- Maple II will have a designed capacity of approximately 602 beds arranged in apartment and suite-style configurations. The project will feature three and four-story buildings with four bedroom apartment-style units and suite-style units organized around a centrally focused community lounge. The apartments are proposed to be 74 four-bedroom units, with one resident director in a two bedroom apartment, for a total of 298 beds. The suite-style units are proposed to be 304 beds arranged in pairs of double bedroom suites sharing a bath. The suite-style units shall accommodate one resident director in a two bedroom apartment. Maple II will include in its community a shared multi-purpose space, living/learning center, a computer room and meeting space.

Beta Hall Renovation

Beta Hall will remain a traditional corridor style residence hall with 72,265 gross square feet. When completed for Fall semester 2004, the building will have 295 beds with 281 beds producing revenue. The project will be undertaken at an estimated cost of \$8,300,000. This renovation will maintain the existing traditional rooms with enhanced lobbies and lounges, modify social study spaces, and modify hall baths. The renovation will remove asbestos, upgrade electrical, plumbing, and HVAC systems, and include converting some bedrooms into commons space. New paint, lighting, carpeting and furniture will be included. The emphasis of these renovation efforts will be to create highly marketable rental housing focused for the traditional freshman student.

Pledged Revenues:

The USF Foundation will pledge housing rental revenues from the Maple II and Beta Hall for payment of debt service. Additionally, housing system revenues remaining after payment of debt service due on the outstanding prior lien obligations of the residence halls will be pledged to guarantee the financial obligation of the projects. The \$10,245,000 University of South Florida Housing Facility Revenue Bonds, Series 1996A, have a senior lien on the housing system revenues. The lien of the outstanding \$23,100,000 Series 1999 Certifications of Participation, the outstanding \$24,045,000 Series 2000 Certificates of Participation, the outstanding \$22,655,000 Series 2002 Certificates of Participation, along with the proposed Series 2003 Certificates of Participation, have a junior and subordinate lien to the lien of the Series 1996A Bonds on the housing system revenues. Additionally, the lien of the outstanding and proposed certificates of participation will be junior and subordinate to the lien of the University of South Florida Dormitory, Dining and Auxiliary Enterprises Revenue Certificates of 1965 on project revenues. As of June 30, 2001, there was a principal amount of \$545,000 outstanding on the Series 1965 Certificates. The 2003 Certificates of Participation are being issued on a parity with the outstanding 1999, 2000 and 2002 Certifications of Participation, as well as the University of South Florida Revenue Bonds of 1983.

Debt Service Coverage:

The debt service coverage ratio in fiscal year 2004-2005 for Maple II and Beta Hall Renovation is 1.02. Using housing system revenue available for debt service after payment of prior lien obligations, the debt service coverage ratio is 1.43 for fiscal year 2004-2005.

Summary of Proforma:

The Financial Proforma for the comprehensive residence life enhancement project is based on the following: new construction and renovations taking place over the next nine years; revenue generated from new facilities will help finance renovations; and a post completion occupancy level estimated at 96%. For Maple II for fiscal year 2004-2005, the rental rate is \$3,424 for doubles and \$4,740 for single rooms with projected annual gross revenue of \$2,600,000, excluding vacancies and staff beds. For Beta Hall, academic year rates are projected to be \$2,921 doubles and \$4,228 for singles. Projected operating revenues include average annual rate increases of 4.5%.

- Current Capacity:** The current capacity of on-campus housing is 3,522 beds. After completion of the Maple II project and the Beta Hall Renovation project, the campus housing system bed capacity will be 4,419.
- Student Life Programs:** Maple II and Beta Hall renovations will address the needs of both freshman and upperclass students and will have a resident assistant ratio of 1:50. This ratio is standard for the campus. An integral part of the staffing for the new facilities will be the Resident Director, who will live on site to supervise undergraduate student staff residing in the facility. The Resident Director will respond to emergencies on a 24 hours basis, coordinate educational and social programs, distribute pertinent information, and provide referral services for advising, counseling and career planning for residents.
- Planned Occupancy:** Maple II will open Fall, 2004. Beta Hall will close for renovations May, 2003, and reopen Fall 2004.
- Future Projects:** Future phases will address the remaining needs for additional bed capacity and renovation of other existing housing facilities.
- Status of Current Projects:** Phase IA of the comprehensive residence life enhancement project, which consisted of the construction of Holly I and Holly II apartments with a total of 728 beds, opened for occupancy during August, 2000. The total project expenditures to date are \$24,438,617. This project was completed on schedule and within budget.
- Phase IB of the comprehensive residence life enhancement project, which consisted of the construction of Magnolia with 501 beds, opened for occupancy August, 2001. The project was completed on schedule and within budget. Phase IB also included the renovation of Gamma Hall, which was completed within the established budget and occupied by students in August, 2001.
- Phase IIA consists of two construction projects, Andros Corners with 230 beds, and Special Purpose Housing with 344 beds. Both projects are progressing as planned, remain within budget, and are on schedule for occupancy by Fall, 2003.