May 15, 2011

MEMORANDUM

TO: Dr. R. Bowen Loftin  
President

SUBJECT: Recommendation from the Council of Built Environment: Northside Residence Hall – Conceptual/Schematic Design

At its May 10, 2011 meeting, the Council of Built Environment reviewed the attached recommendations from the Design Review, Technical Review, and Facilities Utilization Review sub-councils. The new Northside Residence Hall will be constructed on a site at the current location of Crocker, Moore, McInnis Halls and North Area Housing Office location. The project will include site development to include demolition of the three existing residence halls and administrative office (B-1 Lounge) in June 2011.

The Design Review Sub-Council (DRSc) reviewed the project at 100% concept design stage on April 27, 2011. Given the significance and prominence of the residence hall, and the fact that this is intended as a prototype for future Residence Halls with a “living and learning” concept, the DRSc expressed some disappointment in the initial design development of the concept. The DRSc was pleased to hear of the conservation plans for wood from trees that would necessarily be removed for the project, for reuse of some brick from the 1939 halls, and the relocation of building plaques into the new complex. The DRSc encourages the design team and the owner representatives to imagine a Residence Hall that will retain the core qualities for which the university is famous, while inspiring users and observers alike. The DRSc looks forward to reviewing the Schematic Design and Design Development phases as they establish the form and functional spaces. The Design Review Sub-Council recommended approval of the Concept for the Northside Residence Hall but does encourage the team to review the design.

Facilities Utilization Review Sub-Council reviewed the request on May 6, 2011 and recommended that the CBE support the razing of the three existing Northside Halls and the construction of the new Northside Residence Hall, to include the following points: 1) traffic flow around the new facility should be examined to address the northwestern corner of the building, 2) Residence Life examine the balance between the cost to the student resident and the additional cost of adding amenities to the facility, and 3) facility be constructed as a “30-year” facility instead of “100-year” facility to lower construction costs and lower occupant rental cost.

The Technical Review Sub-Council reviewed the conceptual/schematic design and noted these concerns: 1) Utilities & Energy Management will need to perform an updated infrastructure evaluation and cost estimate for the final proposed project to ensure all utility infrastructure requirements for the project are fully considered, 2) project should include a plan for the replacement of existing Northside Residence Hall area fiber hub, and 3) Transportation Services will need to coordinate new entrances for specific lots and work with TxDot regarding construction entrances and phasing of the Northgate pedestrian improvement project as it relates to site access. The Technical Review Sub-Council recommended approval to the CBE if these concerns are addressed.

Dan Mizer, Senior Associate Director for Dormitories Administration stated that student data has indicated the importance of amenities within a residence hall. Amenities being included in this new residence hall include not only areas for socializing, but study areas and Wi-Fi access. According to surveys, students are excited about the
proposed study lounge space, programming space, TV lounges, etc. Charney Rydl also stated that the residence hall is being built as "housing for the future" and studies have shown that on-campus housing results in students with higher GPAs and higher retention rates. Students find it important to have great residence facilities and amenities are an important part of these facilities.

Discussion regarding the "100-year" facility vs. "30-year" facility included pros and cons for each. The "30-year" model would be less expensive initially resulting in lower occupant cost and allow for more frequent replacement with contemporary facilities. The "100-year" model would prevent "tear-down" and reconstruction on a prominent corner of campus every 30 years and if designed accordingly, allow changes on the interior. The discussion regarding "30-year" facilities vs. "100-year" facilities concluded in agreement that the new Northside Residence Hall should be built as a "100-year" facility with the flexibility to change the inside configuration.

The CBE unanimously approved the Conceptual/Schematic Design of the Northside Residence Hall and recommends approval by the President with the two following conditions:
- Northside Residence Hall will be designed with interior flexibility and
- Turning radius around the Northside Residence Hall will be increased.

Karan L. Watson  Date
Provost and Executive Vice President for Academic Affairs
Co-Chair, Council of Built Environment

Rodney P. McClendon  Date
Vice President for Administration
Co-Chair, Council of Built Environment

 Recommendation Approved:  
R. Bowen Loftin  Date
President

Enclosure
cc:   Members, Council of Built Environment
      Chareny Rydl
      Dave Parrott
      Joe Weber
To: Co-Chairs of the Council for the Built Environment
Dr. Karan Watson, Provost and Executive Vice President for Academic Affairs and
Dr. Rodney McClendon, Vice President for Administration

Thru: LTG Joe Weber, USMC (Ret.), Vice President for Student Affairs
Dr. Dave Parrott, Executive Associate Vice President for Student Affairs

From: Charley Rydl, Director of Residence Life

Subj: Conceptual/Schematic Design Presentation on the Northside Residence Hall
FPC Project 02-3067

Date: April 7, 2011

Treonor Architects, SHW Group, LLP and Linebeck Contractors have been selected to design and build the new Northside Residence Hall. The new Northside Residence Hall will be constructed on a site at the current location of Crocker, Moore, McInnis Halls and North Area Housing Office location. The site is just east of the Bell Building and just south of Parking Area 30b.

The Northside Residence Hall will be an academically-centered residence hall providing both living and multipurpose space. The facility will include:
- Residence units for 600 students (1 double semi-suites, 2 double semi-suites, 1 single semi-suites and 2 single semi-suites)
- Public and private areas to be used in support of community living such as 24 hour desk operation, lounge space, computer lab, recreational space, kitchen, laundry, meeting space, coffee house, and C-Store
- Multi-Purpose Room space for the learning center
- Office space for staffing needs of the living learning environment, administrative office space, custodial and maintenance space for the custodial and maintenance crews.
- The facility is estimated to be 241,430 GSF and five (5) stories

The project will include site development to include the demolition of the three existing residence halls and administrative office (B-1Lounge). These facilities are scheduled for demolition in June 2011.

We are seeking approval of the Conceptual/Schematic Design and would like to present at the April 27th Design Review Sub-committee. Please let us know if this is acceptable. Thank you.
MEMORANDUM

TO: Dr. Karan Watson  
   Provost and Executive Vice President for Academic Affairs

   Dr. Rodney P. McClendon  
   Vice President for Administration

FROM: Prof. David Woodcock  
       Chair, Design Review Sub-Council

DATE: May 6, 2011

RE: Design Review Sub-Council Report  
   Northside Residence Hall – Concept Design

On April 27, 2011 the Design Review Sub-Council (DRsc) reviewed the Northside Residence Hall project at 100% Concept Design stage.

This five-story, 640 bed facility will be located on the existing site of Crocker, Moore and McInnis Halls on the southeast corner of University Drive and Wellborn Road. The general massing of the building complex is logical, and allows for good spaces between the buildings and provides opportunities for an exciting pedestrian experience at the entrance portals and between the new complex and Walton and Schumacher Halls. The DRsc student representative advised the team to examine ways to draw students into the courtyard. She noted that other courtyards on campus are not well used due to a lack of light and space. The height of the buildings, while at 5 stories plus mechanical penthouses exceeds Campus Master Plan norms, is acceptable since the floor to floor heights are less than needed for academic buildings, and the complex is an anchor to the north side of the campus and will be even more visible if the Dulie Bell Building is demolished in the future. Given that significance and prominence, and the fact that this is intended as a prototype for future Residence Halls with a “living and learning” concept, the DRsc expressed some disappointment in the initial design development of the concept. Recognizing that all buildings are driven by budgets, it was nevertheless observed that the strong idea to develop the communal living elements at the three corners, with a similarly defined element at the entry to the courtyard, was not well expressed in the building form (except at the courtyard entry) and that the opportunity to create a 21st century image based on strong communal spaces and directly expressed linear connections for the study/bedrooms, was not expressed in the initial concepts shown at the meeting. The first floor loggias in the courtyard and on the south side seem to reflect an earlier age and appear ‘tacked on.’ The Campus Master Plan is a ‘guide’ and suggests the use of a base, middle and top, but also references emphasis on corners and projections (as found in some of the heritage buildings on which the CMP draws for inspiration.) By the same token, the ‘guide’ encourages the creation of
new interpretations to meet new needs and future aspirations. The DRsc encourages the design team and the owner representatives to imagine a Residence Hall that will retain the core qualities for which the university is famous, while inspiring users and observers alike. The DRsc was pleased to hear of the conservation plans for wood from trees that would necessarily be removed for the project, for reuse of some brick from the 1939 halls, and the relocation of building plaques into the new complex.

The DRsc looks forward to reviewing the Schematic Design and Design Development phases as they establish the form and functional spaces, and consider material selection and use.

The Design Review Sub-council recommends approval of the Concept for the Northside Residence Hall to the CBE.

cc: Design Review Sub-Council Members
    Randy Zaddach, FP&C
    Jo Williams

Attachment
MEMORANDUM

To: Dr. Karan Watson
Chair, Council for the Built Environment
Dr. Rodney McClendon
Chair, Council for the Built Environment

Subject: Proposed New Construction: Northside Residence Hall

RECOMMENDATION

The Council for the Built Environment’s (CBE) Facilities Utilization Review sub-committee (FURsc) recommends that the CBE support the request by the Department of Residence Life to remove the existing Residence Halls: Crocker, Moore, McInnis Halls and the North Area Housing Office to construct a new Northside Residence Hall on the site of these three structures.

SCOPE

The FURsc met this morning to consider the request by the Department of Residence Life to construct a new Residence Hall in the North Side area of campus. Based on a market study and their Master Plan, this project will raze and replace the Halls at the proposed site, provide 640 beds (a net campus increase of 38), and provide the associated amenities with the goal of creating a living-learning community and destination for our students on the northern part of the campus. The Residence Life representatives, told the FURsc that the intention is to create a

“… sustainable and environmentally friendly facility [which] will seamlessly blend indoor and outdoor experiences. Serving as the ‘living room’ for the Northside community, this innovative creative, and fun residence hall will feel like home.”

The cost for the five-story, 246,000 gross square foot facility is anticipated to be approximately $66 million ($268/gsf). The funding proforma cites rent income as the source of funds to cover the bond debt service. Construction is proposed to commence in October 2011 and end prior to the Fall 2013.

ANALYSIS

Current Facility Usage

The dorm facilities located at this site are operated by Residence Life. The buildings were originally constructed in the 1940s and by all modern standards have past their prime use. The design is dated, the maintenance calls are continuous and the original debt service for the Halls was recently retired. The rooms are fully occupied and the Residence Hall representatives indicated that there is a student waiting list, seeking on-campus housing. There is currently a
capacity for 9,700 beds in the Residence Halls, with approximately campus 11,000 beds with the University Apartments included in that count.

**Future Facility Usage**

While the number of beds will not significantly increase with the completion of this project, the newer facility will offer amenities intended to improve the quality of the on-campus living experience. These will include a meeting/living room space, convenience store (operated by Dining Services), and intends to support the learning environment through the inclusion of group and individual study enhancements, along with a “commons” area similar to the space available to Southside Halls. There will be the capacity to store approximately 200 bicycles in the racks to be installed during the construction.

During the construction of the new facility, the current occupants will be offered alternate housing options, including moving to the newly constructed University Apartments. It is anticipated that the cost of a bed in the new facility will be higher than the current costs at one of the Halls being razed. The Residence Hall plan believes that the demand for the lower costs can be accommodated at other older Halls.

There are plans to plant trees to replace the ones lost due to the construction of the new facility.

**Recommendation**

The Facilities Utilization Review Sub-council recommends that the CBE support the razing of the three existing Northside Halls and the construction of the new Northside Residence Hall, to include the following points:

1. The traffic flow around the new facility and in the vicinity should be examined to address problems noted on the Site Circulation layout. This is especially apparent at generally the northwestern corner of the building, where only two lanes of travel are noted adjacent to the “Building Service” area and the garbage collection location. Given the current and future development in this area, the FURsc indicated that this constriction point will cause traffic flow problems.

2. Residence Life should reexamine the balance between the ultimate cost to the student resident and the additional cost of adding amenities to the facility. There were concerns that the additional cost would place additional hardships on the students, in a cycle where educational costs are increasing, who want an on-campus living experience. It didn’t appear that sufficient inventories of affordable on-campus rooms were going to be available if the project was constructed as proposed. Other members thought that the “commons” area was too far from the core of the students to justify the addition as a campus-wide benefit and was an amenity’s who’s cost could be dropped and passed on to the future occupants.

3. The University/System should review the building specifications requiring that Residence Halls be constructed as “100-year” facilities. Potential benefits of a “30-year” facility could include lower construction cost, resulting in lower occupant rental cost, and allow for more frequent replacement with contemporary facilities.
We are pleased to offer this recommendation and welcome further inquiries related to this report.

Sincerely,

James Massey  
Chairman, CBE-Facilities Utilization Review sub-council  
Interim Associate Vice President for Facilities

Attachments  
CC: CBE-FURsc members
To: Co-Chairs of the Council for the Built Environment  
Dr. Karan Watson, Provost and Executive Vice President for Academic Affairs and  
Dr. Rodney McClendon, Vice President for Administration

Thru: LTG Joe Weber, USMC (Ret.), Vice President for Student Affairs  
Dr. Dave Parrott, Executive Associate Vice President for Student Affairs

From: Charony Rydl, Director of Residence Life

Subj: Conceptual /Schematic Design Presentation on the Northside Residence Hall  
FPC Project 02-3067

Date: April 7, 2011

Treonor Architects, SHW Group, LLP and Linebeck Contractors have been selected to design and build the new Northside Residence Hall. The new Northside Residence Hall will be constructed on a site at the current location of Crocker, Moore, McInnis Halls and North Area Housing Office location. The site is just east of the Bell Building and just south of Parking Area 30b.

The Northside Residence Hall will be an academically-centered residence hall providing both living and multipurpose space. The facility will include:

- Residence units for 600 students (1 double semi-suites, 2 double semi-suites, 1 single semi-suites and 2 single semi-suites )
- Public and private areas to be used in support of community living such as 24 hour desk operation, lounge space, computer lab, recreational space, kitchen, laundry, meeting space, coffee house, and C-Store
- Multi-Purpose Room space for the learning center
- Office space for staffing needs of the living learning environment, administrative office space, custodial and maintenance space for the custodial and maintenance crews.
- The facility is estimated to be 241,430 GSF and five (5) stories

The project will include site development to include the demolition of the three existing residence halls and administrative office (B-1 Lounge). These facilities are scheduled for demolition in June 2011.

We are seeking approval of the Conceptual/Schematic Design and would like to present at the April 27th Design Review Sub-committee. Please let us know if this is acceptable. Thank you.
Site Plan

Northside Residence Hall

Project Data:
- Beds: 640
- GSF: 246,000
- Height & Stories: 73/75

Key Common Area Program Spaces
- North Area Office & Administration
- Multipurpose Room
- Community Learning Center
- Game Room
- C-Store & Mail
- Exterior Courtyard

[Diagram of Northside Residence Hall with key program spaces labeled]
MEMORANDUM

TO: Dr. Karan Watson
   Provost and Executive Vice President
   Dr. Rodney McClendon
   Vice President for Administration

SUBJECT: Northside Residence Hall

The Department of Residence Life requested approval of the conceptual/schematic design of a proposed Northside residence hall and to present to the Design Review Subcommittee.

On April 22, 2011, an e-mail was sent to all of the sub-councils to review the request to determine if the Technical Sub-council needed to review and recommend to the CBE. During discussions with the committee, we discovered many members have been actively included in the project for many months and did not feel another presentation was necessary. However, members compiled the following technical comments.

Project
The proposed facility is estimated to be 241,430 GSF. The residence hall will be an academically centered hall providing both living and multipurpose space. The facility will include 600 residences for students, 24-hour desk operation, lounge space, a computer lab, recreational space, kitchen, laundry, meeting space, coffee house, and c-store.

The following details were submitted by members of the Technical Review Sub-council. The sub-council recommends approval if the concerns listed below are addressed.

Utilities and Energy Management
There have been several versions of a proposed North Side Living/Learning Center or Residence Hall Complex over the last few years. The following utility infrastructure evaluation completed in April 2008 reflects an estimated cost of ~$2 million for utility infrastructure modifications required to support the proposed Living/Learning Center scope at that time. However, the proposed project scope has changed since 2008 and this ~$2 million estimate needs to be updated to reflect the latest proposed project scope and site layout. When an updated site layout and project scope is finalized and ready for review, Utilities & Energy Management (UEM) will need to perform an updated infrastructure evaluation and

117 Kodus Student Services Building
1256 TAMU
College Station, TX 77843-1256

Tel. 979.845.4728 Fax. 979.845.3320
http://studentaffairs.tamu.edu
cost estimate for the proposed project – to ensure all utility infrastructure requirements for the project are fully considered.

The Physical Plant – Utilities Division has developed this estimate to support the North Residential Living/Learning Center. The proposed development is in an area directly behind the Dulie Bell building and in parking area 77 and 30 (PA 30,70). This proposal includes infrastructure to support buildings 10, 1 and 4 for a total of 601,350 gross square feet.

Using the flow rates provided by the A/E firm, the peak chilled water load is estimated to be approximately 1,750 tons with a flow rate of 3,500 gpm. The estimated peak heating hot water demand is about 13 mmBtu/hr at an estimated flow of 1,683 gpm. The facilities will require electricity, chilled water, heating hot water, domestic water, sanitary sewer. For this phase of the project (through 2018), the existing thermal capacity from the central utility plant is sufficient.

The construction of building 10 will require the relocation of several existing utilities behind Dulie Bell and PA30 and 70. The total project cost to reroute the utility infrastructure and to install sufficient infrastructure to support this phase of the project is estimated to be $1,940,000.

Utility Infrastructure Rerouting Cost:

- Domestic Water - Reroute 700 feet of existing 24 inch line that traverses the PA112 to area directly behind Duelle Bell. Total Cost: $125k
- Sanitary Sewer - Reroute 700 feet of existing 8 inch sewer line that traverses the PA112 to area directly behind Duelle Bell. Total Cost: $90k
- Electrical – Remove manholes 11A,12,13,95 and 94. Install new duct bank and associated cable from PMH122A to PMH 123 and then to PMH 11 and then to PMH 69. This require 950 feet of duct and cable. Total Cost: $240k

Utility Infrastructure Cost to Supply Buildings:

- Thermals – Chilled Water and Heating Hot Water
- Chilled water and heating hot water will be supplied by upsizing the existing thermal lines at a location just South of McGinnis Hall. The chilled water line and heating water is 14 inches and 8 inches respectively. This size will be carried to a point At this location the chilled water line in 14 inches and 8 inches. This size will be carried to a point just East of Davis / Gary where it will be reduced to 8 inches and 6 inches to supply building 10. The building project will have to provide connects to the existing infrastructure. Total cost $1.2 million.
- Domestic hot water will be supplied by upsizing the existing DHW limes at a location just north of the mid-point of Moses Hall where the supply and return is 4 and 2 inches respectively. These sizes will be carried to a point north of building 10. The building project will have to provide connects to the existing infrastructure. Total cost $50k.
The domestic water in the area is sufficient. The building project will have to provide connects to the existing infrastructure.

Electricity infrastructure in the area is sufficient. The building project will have to provide connects to the existing infrastructure.

Sanitary sewer infrastructure in the area is sufficient. The building project will have to provide connects to the existing infrastructure.

**DESCRIPTION OPTION 1**

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Subtotal $1,705,000

Contingencies @ 10% $170,500

FP&C Fees @ 3.75% 639,375

**Total Project Cost** $1,940,000

**Environmental Health & Safety**

EHS has been very involved in the Northside Residence Hall project. We have attended design meetings, discussed details for various fire/life safety requirements, discussed various demolition strategies, and participated in ongoing discussions concerning vehicular access/parking during the proposed construction period.

**Computing & Information Services**

CIS Networking has already provided input to the project regarding requirements and costs for connecting the building to the campus network and for providing network connectivity for the students and staff that will be housed in the building. We will continue to attend design review meetings and provide additional input as the design team moves forward.

The issue of relocation of the fiber optic cables that are within the footprint of the proposed structure prior to demolition has been covered by both TAMU Telecommunications and CIS. That relocation is already scheduled through Telecommunications and Verizon.

One area of specific concern is that the project include a plan for the replacement of the existing Northside residence hall area fiber hub. The existing fiber hub will be demolished during a subsequent phase of the Northside residence hall replacement and it makes sense that a new fiber hub be
established as part of the first new residence hall's construction. That way, as new residence halls are built, the fiber optic cabling to each can be connected to the new fiber hub. When the old fiber hub is demolished, the newer residence halls will not suffer any network outage and the new fiber hub will be in place to connect any remaining older Northside residence halls.

**Transportation Services**
Construction fence layout closes lot 30b and takes a small portion of 30c.

Final site plan will close lot 30b permanently.
There will have to be coordination with TxDot regarding construction entrances and phasing of the Northgate pedestrian improvement project as it relates to site access.

Coordinate a new temporary entrance/exit to 30a for the duration on the project.

Coordinate the connection of a drive lane between lots 30c and 30d to facilitate access to lots 30c and 77 during the project.

Coordinate the location of the construction trailers and access.

**Capital Financial Planning**
The project will be funded by RFS-housing revenue. Proformas have been developed and continue to be modified and reviewed as the project nears construction. Final approval for funding will occur prior to BOR approval to proceed with construction.

[Handwritten signature]
Tom Reber
Chair, Technical Review Sub-Council
Associate Vice President for Student Affairs

**Attachments**
Xc: Technical Review Sub-council
To: Co-Chairs of the Council for the Built Environment  
Dr. Karan Watson, Provost and Executive Vice President for Academic Affairs and  
Dr. Rodney McClendon, Vice President for Administration

Thru: LTG Joe Weber, USMC (Ret.), Vice President for Student Affairs  
Dr. Dave Parrott, Executive Associate Vice President for Student Affairs

From: Charene Burns, Director of Residence Life

Subj: Conceptual/Schematic Design Presentation on the Northside Residence Hall  
FPC Project 02-3067

Date: April 7, 2011

Treanor Architects, SHW Group, LLP and Linebeck Contractors have been selected to design and build the new Northside Residence Hall. The new Northside Residence Hall will be constructed on a site at the current location of Crocker, Moore, McInnis Halls and North Area Housing Office location. The site is just east of the Bell Building and just south of Parking Area 30b.

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We are seeking approval of the Conceptual/Schematic Design and would like to present at the April 27th Design Review Sub-committee. Please let us know if this is acceptable. Thank you.
Existing Campus Housing Sites
## Northside Residence Hall Development

4/7/08

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| Total            | 2930     | 1,632,350 |