

F4D

Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:

ACTION ITEM – CONSENT

For the Meeting of November 13, 2024

EAST CAMPUS STUDENT HOUSING, SANTA BARBARA CAMPUS: PRELIMINARY PLANS FUNDING

EXECUTIVE SUMMARY

The Santa Barbara campus proposes to construct the East Campus Student Housing project. This project would demolish the existing Ortega Dining Commons and Santa Rosa Residence Hall and construct approximately 428,000 assignable square feet and 600,000 gross square feet of new mixed-use residential space. The project would provide approximately 1,275 new undergraduate student beds in apartment-style units and 412 replacement residence hall beds. The project would help to meet the demand for on-campus housing.

The Regents are being asked to approve preliminary plans funding of \$16.49 million from campus funds. The proposed funding would support schematic design and design development, specialty consultants, project budget confirmation, and preparation of environmental documentation. The campus anticipates returning to the Regents in mid-2025 to request approval of the full budget, external financing, scope, and design following action pursuant to the California Environmental Quality Act.

RECOMMENDATION

The President of the University recommends that the Regents amend the 2024-25 Budget for Capital Improvements and the Capital Improvement Program to include the following project:

Santa Barbara: East Campus Student Housing – preliminary plans – \$16.49 million from campus funds.

BACKGROUND AND PROJECT DRIVERS

High Demand for Affordable On-Campus Housing

Campus-provided student housing is critical to providing affordable accommodation in a housing market with a very high cost of living. Over the last ten years, rents for multi-family units in the surrounding Santa Barbara County south coast market area have increased by 47 percent, and vacancy rates remain well under five percent.

Currently, nearly 40 percent of campus enrollment lives off-campus in the Isla Vista community, adjacent to the campus. Recent data from February 2024 reports a vacancy rate of just 2.2 percent in Isla Vista. The current average rent for an apartment (per unit, across all unit types) is approximately \$2,400 per month in the Isla Vista market area and \$3,000 per month in the adjacent Goleta market area. Fall quarter 2023 occupancy in campus-provided housing exceeded the designed capacity by 116 percent, with over 1,500 students living in tripled rooms originally designed for double occupancy.

The campus currently provides approximately 2,800 undergraduate bed spaces in apartment-style units, which are priced approximately 38 percent below comparable student housing offerings in the Isla Vista community (see Table 1). With the relative scarcity of affordable apartments within the surrounding communities, there is considerable unmet demand for Regents-owned apartments.

Table 1: Annual Student Apartment Cost Comparison 2023-24 (per person)

Accommodation	Monthly Rate	Annualized Cost**	% Difference
Off-Campus Privately Owned Student Housing	\$1,343	\$16,120	-
Regents-Owned*	\$829	\$9,948	-38%

*Regents-owned cost annualized from a typical nine-month occupancy, for a single bed in a double occupancy room.

**Costs include rent, utilities, application fees and deposit, and furniture and laundry fees

Source: Brailsford & Dunlavey, Housing Rate Analysis February 2024

With the proposed new student housing beds provided by the San Benito and East Campus projects, the campus would be able to provide housing to over 13,500 students, and entirely alleviate the need for triple occupancy.

Alignment With Campus Planning Frameworks

The proposed student housing project aligns with campus goals to provide: (1) housing for all first- and second-year students, and (2) a four-year residential experience for undergraduates within the vibrant campus community. Students living on the Main Campus are immersed in the campus community with the academic, research, retail, and recreation resources offered by UCSB.

The UCSB 2010 Long Range Development Plan (LRDP) calls for the development of at least 5,000 new beds in student housing to support enrollment growth of up to 25,000 students. The campus has developed 1,500 beds since the adoption of the 2010 LRDP and is currently planning to build housing for at least 3,500 additional new student beds in locations identified in the Campus Housing Study and consistent with the LRDP. The first of two planned projects, San Benito Student Housing, with 2,224 beds, is being brought forward for Regental approval at this (November 2024) meeting in a separate item. East Campus Student Housing is the second of the two projects and will deliver 1,275 new beds. Together, the two projects will accommodate approximately 3,500 undergraduate students.

PROJECT DESCRIPTION

Project Location

The project would be located on the Main Campus, affording residents excellent access to campus facilities including the University Center, Library, recreation facilities, and major pedestrian and bicycle paths. The project's on-campus location is expected to be a significant attraction to undergraduates, particularly considering that currently, nearly 40 percent of campus enrollment lives off-campus in the Isla Vista community.

The project site is in the existing Channel Islands Five residential community that currently includes five residence halls and two dining commons on the Main Campus. The campus evaluated multiple redevelopment infill scenarios to add new beds in a way that complements and improves the existing community, minimizes disruption and displacement, enhances services and connections to campus, and minimizes the financial burden of removing and replacing existing facilities. The recommended infill scenario for the East Campus Student Housing Project would demolish the existing Ortega Dining Commons (Ortega) and Santa Rosa Residence Hall (Santa Rosa), to be replaced by approximately 428,000 assignable square feet (ASF) and 600,000 gross square feet (GSF) of new mixed-use residential construction in multiple buildings.

The demolition of these buildings would address approximately \$5 million to \$7 million of restoration and renewal needs at Ortega and \$2 million to \$3 million at Santa Rosa. These buildings are auxiliary facilities, and these costs are not included in the Integrated Capital Asset Management Program (ICAMP) inventory. Both buildings are currently compliant with the UC Seismic Safety Policy.

See Attachments 2 and 3 for a project location map and site plan.

Project Program

The project would provide approximately 1,275 new beds in apartment-style units for undergraduate students in their second year and beyond, and approximately 412 replacement beds for first-year students in a new residence hall facility to replace beds lost in the demolition

of Santa Rosa Residence Hall. Residential uses will be supported by community amenities and student support services. The project will also replace Ortega and a modest amount of staff office space that will be removed through demolition. Programming and conceptual design efforts for the project have been overseen by a Building Committee with representation from students, faculty, and professional staff, and informed by student outreach events and student preference surveys. See Table 2 below for more information on the program.

Table 2: Proposed Project Program

SPACE USE	ASF
Residential Units (Apartments, Residence Hall)	338,280
Residential Floor Amenities (Apartments, Residence Hall)	12,780
Community Amenities (Apartments, Residence Hall)	26,610
Offices	5,100
Dining & Catering	44,810
TOTAL ASF	427,580
APPROXIMATE TOTAL GSF	600,000

Project Delivery Method

The campus has selected a Construction Manager at Risk (CMaR) to partner with the campus and the design team for preconstruction services, cost estimating, scheduling, and risk analysis. The CMaR will also assist in evaluating constructability options as well as expedited delivery options including early procurement of long-lead items, prefabrication, design-assist, and delegated design.

Sustainability

East Campus Student Housing would be designed as an all-electric project using no fossil fuel combustion for space and water heating nor for residential or commercial kitchens. Residential units will be naturally ventilated. The project will utilize reclaimed water for non-potable uses. The project will achieve a Leadership in Energy and Environmental Design™ (LEED) Gold rating, with the goal of achieving a LEED Platinum certification.

Project Schedule and Future Actions

The campus expects to seek the Regents’ approval of the budget, scope, external financing, and design following action pursuant to the California Environmental Quality Act in mid-2025. The project is planned for occupancy in fall 2029.

Project Funding Plan

The expected sources of funding include long-term external debt financing and housing reserves. Campus funds will initially fund preliminary plans. When the campus requests full budget and external financing approval, the action will include reimbursing the campus funds used for

preliminary plans.

Consistency with Select UC Policies and Practice

The project is consistent with UC policies for sustainable practices and seismic safety, and with the campus' commitment to promoting and increasing participation of Small Business Enterprises (SBEs) and Disabled Veteran Business Enterprises (DVBES) in all purchasing and contract business.

KEY TO ACRONYMS:

ASF	Assignable Square Feet
CMaR	Construction Manager at Risk
GSF	Gross Square Feet
LEED	Leadership in Energy and Environmental Design
LRDP	Long Range Development Plan

ATTACHMENTS:

Attachment 1:	Preliminary Plans Budget
Attachment 2:	Project Location Map
Attachment 3:	Conceptual Site Plan

PRELIMINARY PLANS BUDGET

EAST CAMPUS STUDENT HOUSING, SANTA BARBARA CAMPUS

Category	Amount	Percentage
A/E Fees ¹	\$11,543,000	70.0%
Campus Administration ²	\$560,700	3.4%
Surveys, Tests, and Plans ³	\$428,700	2.6%
Special Items ⁴	\$3,957,600	24.0%
Total Budget	\$16,490,000	100%

The preliminary plans budget includes:

1. Full architectural and engineering design through schematic design and design development document.
2. Campus project management, contract administration, and plant accounting.
3. Surveying, testing, geotechnical analysis, and utility surveying as needed.
4. Pre-design studies, physical and environmental planning, California Environmental Quality Act costs, Construction Manager at Risk fees, and reviews related to engineering, design, and other disciplines.

PROJECT LOCATION MAP



CONCEPTUAL SITE PLAN



- DINING HALL - FOH
- DINING HALL - BOH
- AMENITIES
- APARTMENTS
- RESIDENTIAL HALLS
- OPEN / GREEN SPACE
- OFFICES

Ortega
Commons site

Santa Rosa
Hall site

