

17TH ANNUAL RESIDENCE HALL CONSTRUCTION REPORT ■



The University Village at Temple University, Philadelphia, consists of single- and double-occupancy apartments, and contains a multipurpose room, fitness center, computer lab, student lounge, outdoor space for recreation and a courtyard. (Architect: Granary Associates) Photo courtesy of Tom Crane Photography

High Life

Spending by colleges and universities on new housing facilities jumped sharply, reflecting higher costs and a desire to keep students on campus.

By Joe Agron

Residence hall construction continues to be a priority for colleges and universities. With enrollments on the upswing, higher-education institutions

are spending more and building larger facilities to entice students to live on campus.

According to *American School & University's* 17th annual Residence Hall Construction Report, the me-

dian new housing facility completed in 2005 was 136,886 square feet (more than twice the 60,000 square feet posted in 2004) and accommodated 382 residents at a total cost of \$20.4 million (compared with 210 residents

TABLE 1

Residence hall construction:

The statistical picture (2005)

Variable	Range			
	Low	High	Average	Median
Cost (\$ millions)	\$4.5	\$55.0	\$22.3	\$20.4
Size (Sq. Ft.)	26,171	295,000	140,325	136,886
Residents	76	678	403	382
Cost/Sq. Ft.	\$78	\$293	\$163	\$169
Sq. Ft./Resident	235	566	352	334
Cost/Resident	\$34,091	\$95,070	\$56,122	\$53,367

TABLE 2

Amenities in today's residence halls:

Air conditioning	84%
Carpeting	56%
Classrooms	25%
Computer access to library	69%
Dining hall	19%
Elevators	75%
Individual room/apartment lavatories	38%
Internet access	88%
Kitchen	88%
Laundry	88%
Security systems (electronic)	81%
Shared lavatories	69%
Television rooms/lounges	81%

One notable finding is that new residence halls are providing fewer square feet per student, reversing five consecutive years of new facilities offering more space per student.

and \$10 million the year before).

Behind the data

A total of 16 projects were surveyed to arrive at results for the 17th annual Residence Hall Construction Report. Table 1 (above) breaks out construction and cost data for new residence hall projects completed in 2005 from lowest to highest, and by

averages and medians.

Total cost for new residence halls ranged from a low of \$4.5 million to a high of \$55 million. The median project cost \$20.4 million (up from \$10 million in 2004); the average project cost \$22.3 million. The amount of square footage of new housing facilities ranged from a low of 26,171 to a high of 295,000, with the median residence hall providing 136,886 square

feet of space and the average project totaling 140,325 square feet.

Of those projects completed in 2005, a low of 76 to a high of 678 residents were accommodated, with the median number of beds at 382 and the average at 403. Cost per resident increased to a median of \$53,367 (from \$43,269 in 2004) and an average of \$56,122 (from \$54,137).

One notable finding is that new residence halls are providing fewer square feet per student, reversing five consecutive years of new facilities offering more space per student. The amount of square feet per resident at the median new residence hall dropped slightly to 334 from 338 the year before. The biggest drop is in the average amount of square feet per student, which fell to 352 from 457 in 2004. Square footage per resident ranged from a low of 235 to a high of 566.

The cost to build a new residence hall in 2005 rose significantly from what it cost the year before. The median new project cost \$169 per square foot (compared with \$114 the year before), with the average project coming in at \$163 per square foot (compared with \$143 in 2004). Cost per square foot ranged from a low of \$78 to a high of \$293. Total cost ranged from a median of \$20.4 million to an average of \$22.3 million (\$10 million and \$13.1 million, respectively, the year before).

Eye on amenities

The type and quality of amenities

STATS AT A GLANCE

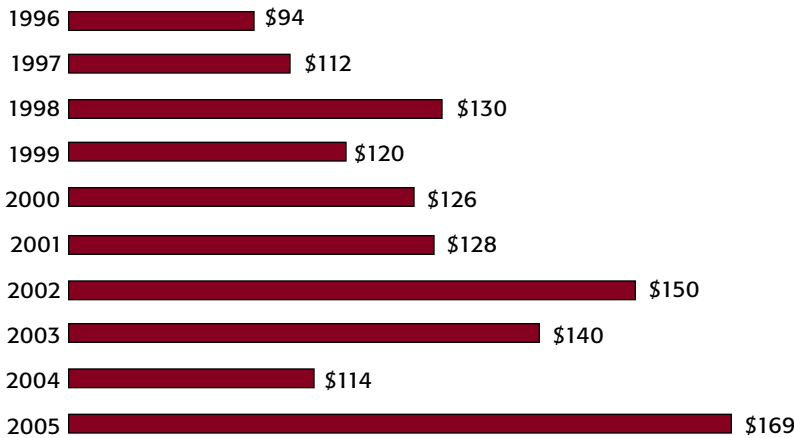
Following is an overview of the median new residence hall constructed in 2005:

Cost: \$20.4 million
Size: 136,886 sq. ft
Residents: 382
Cost/Square Foot: \$169
Square Feet/Resident: 334
Cost/Resident: \$53,367



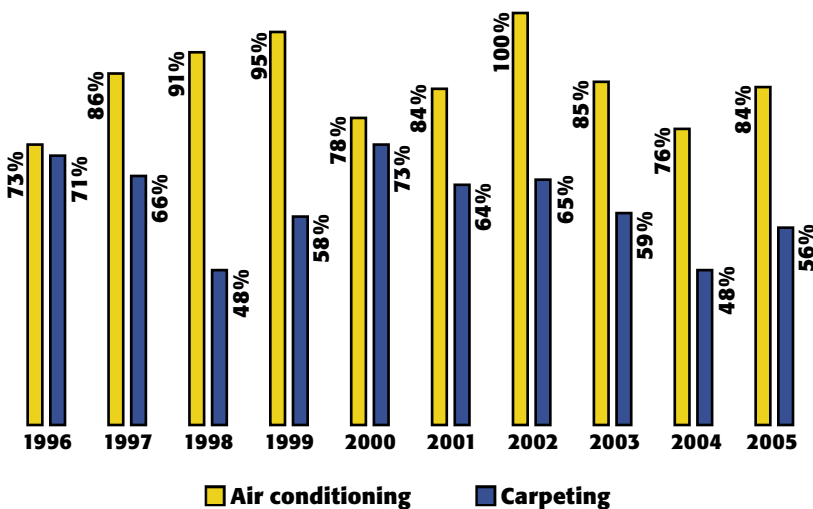
A decade of housing costs

The cost per square foot to construct a new residence hall in 2005 hit an all-time high, reversing a downward trend. The median cost per square foot for the past 10 years:



Air conditioning and carpeting in residence halls

Both air conditioning and carpeting inclusion in new residence halls increased in 2005. Results over the past decade (in percentage of new space):



The median new project cost \$169 per square foot (compared with \$114 the year before), with the average project coming in at \$163 per square foot (compared with \$143 in 2004).

Reduction of space

The amount of space provided per resident in new residence halls pulled back from five consecutive years of growth. The average amount of square feet per resident over the past decade:

YEAR	AVERAGE SQ. FT./RES.
1996	274
1997	250
1998	294
1999	284
2000	319
2001	331
2002	340
2003	429
2004	457
2005	352

included in new residence halls remain important. Table 2 (p. 42) outlines a number of amenities new residence hall projects feature.

Among the more common amenities among projects completed in 2005 are Internet access, kitchens and laundry facilities (all 88 percent), air conditioning (84 percent), electronic security systems (81 percent) and television rooms/lounges (81 percent).

Amenities reported as among the least popular are dining halls (19 percent) and classrooms (25 percent).

Co-educational facilities continue to be the predominant form of living arrangement at new residence halls (almost 50 percent of the new projects designated as such), with the remainder designed for couples/families and single-sex arrangements. Individual colleges and universities financed the majority of the new residence hall projects in 2005 (81 percent); private financing accounted for 6 percent, and 13 percent were paid for by a combination of the two. ■

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