COAST COMMUNITY COLLEGE DISTRICT

REQUEST FOR QUALIFICATIONS #2084

FOR

DEVELOPMENT SERVICES FOR STUDENT HOUSING AND JOINT OCCUPANCY LEASE AT ORANGE COAST COLLEGE

April 12, 2016

QUALIFICATIONS DUE:

By 4 p.m. - May 24, 2016

Coast Community College
Attn: John Eriksen
Purchasing Department
1370 Adams Ave
Costa Mesa, CA 92626

www.cccd.edu
1. **INTRODUCTION**

Orange Coast College ("OCC", or the "College") is soliciting qualifications from experienced Development Teams for the design, finance and development of new student housing (the "Project") for a joint occupancy land lease, pursuant to California Education Code Section 81390 et. seq. Orange Coast College is in the Coast Community College District ("CCCD" or the "District"). In 2013, the College contracted Brailsford & Dunlavey, Inc. to complete a market analysis for housing which indicated support for up to 1,900 beds with interest from students across the demographic profile of OCC.

Orange Coast College's 164-acre campus is located in Costa Mesa just minutes from Southern California’s beautiful beaches. Founded in 1947, with classes beginning in 1948, OCC has grown into one of the nation’s largest -- and finest -- community colleges, enrolling more than 25,000 students each semester. OCC features exceptional facilities and the latest in technology and offers more than 135 academic and career programs, including one of the nation’s largest and most acclaimed public nautical programs. Nearly half the students on campus are enrolled in one of OCC's Career and Technical Education programs. OCC ranks first out of Orange County's community colleges in the number of students it transfers to the University of California and California State University systems. Over the past decade, thousands of OCC students have transferred to UC and CSU campuses. Additionally, many Orange Coast students go on to transfer to private colleges and universities within California and across the nation. Over 70% of the OCC student body is under 25 years of age. Additionally, nearly 50% of enrollment is from outside of the Coast Community College District. The College has maintained high retention rates at 86%. All of these demographic factors support the viability of housing at OCC.

Residential life programming is an important part of the student experience (learning communities) of the proposed OCC student housing. These programs transition students into the College environment, foster academic success, and improve retention rates. In addition to developing the Project, OCC is interested to understand how responding firms would meet the residential life and operations aspect of this new student community.

2. **STUDENT HOUSING PROJECT DESCRIPTION**

OCC seeks the qualifications of a Development Team to assist the College in developing the Student Housing Project. The College will consider an array of financial, operating and management approaches that will be determined at a later point.

The College is interested in the development of an 819-bed apartment complex containing a mix of studio, one-, two-, and four-bedroom units. It is anticipated that a mix of single- and double-occupancy configurations will be needed. 800 beds will be for revenue generation through academic year leases, at least 17 bed spaces will be required for resident assistants, and it is anticipated that a professional live-in staff would be provided a 2-bedroom apartment within the Project. Preliminary programs indicate a project size of approximately 324,000 gross square feet including residential elements, support spaces like lounges & multipurpose rooms, and administrative spaces. The Development Team should consider a potential increase in the number of RAs and maintaining open rooms for room assignment or other requirements for room changes.
This Project is viewed as an extension of the academic environment of the campus – a living laboratory to support student’s co-curricular learning, student development and academic success. Integration of spaces and services that support that vision are required and may include joint use spaces, living-learning programs, or other housing programs commonly found at four-year institutions. Due to this vision, the College is expecting to maintain a high level of control over the project through the financing structure and management agreement. The preferred financing mechanism is through a 501(c)3 foundation; however, the College is open to other financing options if all goals and objectives for the project are met including desired control and cash flow.

Parking for residents is anticipated to be provided on-site at approximately 600 spaces as a part of this Project.

A campus map identifying the proposed site can be found in Exhibit A

3. **PROJECT SCHEDULE:**

<table>
<thead>
<tr>
<th>Selection</th>
<th>Date/Time/Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>Advertisement of RFQ</td>
<td>4/12/2016 &amp; 4/19/2016</td>
</tr>
<tr>
<td>Mandatory Pre-Proposal Meeting (At least one member of your team must be</td>
<td>4/26/2016 2:00 P.M. @ OCC Admin</td>
</tr>
<tr>
<td>present to submit qualifications.)</td>
<td>Building, Room 108</td>
</tr>
<tr>
<td>Requests for Information Due</td>
<td>5/10/2016 4:00 P.M.</td>
</tr>
<tr>
<td>Submission Deadline</td>
<td>5/24/2016 4:00 P.M.</td>
</tr>
<tr>
<td>Identification of Short-List of Respondents</td>
<td>On or Around 6/17/2016</td>
</tr>
<tr>
<td>RFP Distribution (if necessary)</td>
<td>6/20/2016</td>
</tr>
<tr>
<td>Submission Deadline</td>
<td>8/26/2016</td>
</tr>
<tr>
<td>Campus Visits and Interviews</td>
<td>9/2016</td>
</tr>
</tbody>
</table>

4. **ORANGE COAST COLLEGE GOALS**

OCC seeks to pre-qualify development teams, to design-build-finance and operate / maintain the Project through a public-private partnership (joint occupancy lease) mechanism.

Goals for the Project include:

- Enhance the campus experience for all students, faculty and staff;
- Create a campus location supportive of a 7-day a week campus;
- Achieve completion of student housing by summer 2019;
- Create a financing mechanism that enables a ground lease between 20 and 30 years;
- Provide positive cash flow for OCC to support indirect costs of adding housing to campus;
- Create substantial programmatic and spatial ties to academic and student services to support student development;
- Support OCC’s Campus Facilities Master Plan;
- Create opportunities for increased pedestrian and bicycle access to the Project;
- Achieve significant facility and operational savings from efficient design;
- Maintain student housing affordability within the local market;
• Provide economic development for the Costa Mesa community;
• Provide a sustainable, environmentally appropriate facility that is energy and water efficient;
• Minimize the cost and funds required to develop, design, construct, finance, operate and maintain the Project;
• Maximize, to the extent reasonably practicable, the use of firms and entities resident in Orange County; and,
• Seek private sector innovation and efficiencies, and encourage financing and design solutions that respond to actual and anticipated environmental concerns, permits and commitments.
• Enhance the College’s strategic goal of being a preferred destination for learning.
• Provide broad based services to keep students on campus.
• Integrate with non-residential life activities / facilities.

5. **SCOPE OF WORK:**

Development team responsibilities for the Project will include the following:

• Adherence to Project criteria (program, scope, quality, schedule, etc.)
• Management of development processes established for public construction in California geared toward supporting the strategic goals established in the College’s Campus Master Plan
• Site development
• Design (architectural, structural, civil, MEP, etc.)
• Operations and management (including residential life programming)
• Procuring and obtaining approvals of required entitlements and permits
• Community relations and public presentations, in concert with OCC
• Construction
• Financing
• Allow for the College to consider development of a second phase of housing of up to 1,100 beds on the same site. This second phase is not a component of this RFQ / Project and would require additional studies and CEQA analysis.

6. **PROPOSAL CONTENT**

Narrative responses must contain the following information in the order indicated below:

1. **Cover letter with the following elements:**
   a. Statement of interest in the Project
   b. Identification of the point of contact for this RFQ process with telephone number and e-mail address
   c. Name, address, telephone, e-mail, and website for the prime firm
   d. Signature of a duly authorized principal

2. **Proposing Development Team’s Individual Firm History**
   a. Years in industry
b. Number of full-time employees by the following categories:
   1) Development Team
   2) Architecture / Engineering Team
   3) Construction Team
   4) Financing Participants

c. Commitment to sustainable design

d. Experience in California with public community college, universities, university-affiliated entities, and/or not-for-profit entities

e. Portfolio Profile: For projects undertaken by your firm, list number of beds/units by the following categories:
   1) Student housing projects:
      a) On-campus housing
         i. State
         ii. Public/private college or university
      b) Off-campus housing
      c) New Construction
      d) Acquisition
   2) Ownership structure of student housing properties:
      a) Developer owned (land and buildings)
      b) Developer owned with ground lease
      c) College/University affiliated non-profit with ground lease
      d) College/University owned (land and buildings)
      e) Management (college/university, third party, developer)
      f) Public-Private Partnership Structure

f. Statement of confirmation concerning financial capacity of the Construction Team to complete project(s)
   1) Document the following:
      a) Total number of projects in pipeline
      b) Bonding amount for all projects in pipeline
      c) Bonding capacity remaining less projects in pipeline

g. Financial condition of the Developer (If audited documents are not available, then send documents reviewed or compiled by an independent accountant.) Financial information can be sent in a separate package and are not included in the page limit.
   1) Income statement
   2) Balance sheet
   3) Statement of cash flows
   4) Statement of retained earnings (or member basis if an LLC) for 2014 and 2015.

h. Involvement in ongoing litigation (if applicable, provide an explanation and why it should not be a factor for this procurement)

3. Proposed Development Team’s personnel profiles stating the following for personnel committed to this engagement:
   a. Years in industry
   b. Years with firm
   c. Experience in California with public community colleges, universities, university-affiliated entities, and/or not-for-profit entities
4. **Case Studies:**

Provide no more than 10 case studies of student housing projects that best illustrate the team’s experience and capabilities. For each project, please provide all of the following information in a consistent format similar to the Sample Project Profile Summary Worksheet provided as Exhibit C (additional information may be provided as case studies):

a. Project name
b. Client name (identify if the institution is public or private)
c. Project Status (in progress or complete)
d. Key team members (partner firms)
e. Location (city, state)
f. Project Detail
   1) Construction type (masonry, steel, wood, or hybrid)
   2) LEED Certification
   3) Number of beds
   4) Unit type/configuration
   5) Size (gross square footage)
   6) Size (net assignable square footage)
   7) Floor-Area Ratio (FAR)
   8) Financing Mechanism (bonds, equity, etc.)
   9) Total hard costs
   10) Total soft costs
   11) Total project cost
   12) Estimated Project Budget
   13) Variance (Project cost less Estimated Project Budget)
   14) Project schedule (design duration, construction duration, start date, completion date, anticipated completion date, and variance)
g. Project Profile
   1) Student Housing Project Type
   2) Ownership structure
   3) Management of student housing (college/university, third party, developer)
h. Renewable energy components (solar, wind, etc.), if applicable
i. Low impact development components (e.g., green roof), if applicable

5. **Development Approach**

a. Please describe your general experience and approach in the following areas:
   1) Entitlement/DSA/permit approval process
   2) Design process
   3) Construction process
   4) Project turn-over and close-out
   5) Operation of residence life and facilities (including how residential life programming at a community college may differ from a four-year institution)
b. Please describe how your team proposes to create joint use as identified by the California Education Code.
c. Team structure—provide a description and the following information:
   1) Organizational chart
   2) Key personnel
d. Based on your experience, please identify creative financing and other public-private partnership approaches you have used on similar projects across the
country recognizing the challenges of the Project at a community college (in California). Responses should address:

1) Preliminary proposals for financing
2) Comments on securing financing for a community college versus four-year institution
3) Comments about construction costs for each of these projects
4) Other issues related to working with OCC and the State of California
5) Comments on the pros / cons of each mechanism and which mechanism, if any, is best suited to meet OCC’s goals and objectives.

G. REVIEW CRITERIA

The College will evaluate submissions based on the following criteria (% of total score indicated in parentheses):

1. Demonstrated strength, financial capacity, and stability of the firm and team members including financial strength and resources (10 points);
2. Demonstrated success in design-build-finance and / or maintain projects for on-campus student housing (15 points);
3. Demonstrated experience with projects similar in size and scale (10 points);
4. Demonstrated team experience among team members – e.g., developer, designer, builder, financier, etc. (10 points);
5. Demonstrated ability to meet OCC’s program, design and construction quality objectives (20 points);
6. Demonstrated creative thinking for identifying unique and efficient solutions compatible with the College’s mission and values (10 points);
7. Demonstrated ability to deliver a quality project on time and within budget (15 points);
8. Overall quality of submission (10 points);

The College reserves the right to waive irregularities and the right to reject any proposals at any point during the selection process. The College also reserves the right to approve all sub consultants and team members. The College shall not be liable for any costs incurred by proposers in the preparation of proposals to this RFQ, including any meetings that may be required or requested.

The College reserves the right to select firms as finalists who will be asked to respond to a subsequent Request for Proposal.

Respondents may submit a written request for change of particular solicitation provisions and specifications and conditions (including comments on any specifications that a firm believes limits competition) to the point of contact at the address, email or fax listed in this document. Such protests shall be received no later than 3:30 PM PDT on Wednesday, May 10, 2016. Such requests for change shall include the reasons for the request and any proposed changes to the solicitation
provisions and specifications and conditions. Any change or modification to the specifications or
the procurement process will be in the form of an addendum to the RFQ. No information received
in any manner different than as described herein shall serve to change the RFQ in any way,
regardless of the source of the information.

Any respondent to this RFQ who claims to have been adversely affected or aggrieved by the
selection of a competing respondent shall have five days after notification of that selection to
submit a written protest of the selection to the point of contact at the address, email or fax listed in
this document. Any such protests must be received no later than 5 days after the selection has been
made.

Proprietary Information:

The College shall retain this RFQ and one copy of each original response received, together with
copies of all documents pertaining to the award of a contract. These documents will be made a
part of a file or record, which shall be open to public inspection after respondent selection is
announced.

In order to facilitate public inspection of the non-confidential portion of the response, material
designated as confidential shall accompany the response, but shall be readily separable from it.
Prices, makes, model or catalog numbers of items offered, scheduled delivery dates, and terms of
payment shall be publicly available regardless of any designation to the contrary. Any response
marked as a trade secret in its entirety shall be considered non-responsive and shall be rejected.

H. QUESTIONS

Please address your questions concerning this RFQ to John Eriksen by way of email. All
questions shall be submitted by 4:00pm PDT on May 10, 2016.

John Eriksen
Purchasing Department
Coast Community College District
purchasing@cccd.edu

Proposers shall not contact any District employee or official regarding this proposal
other than the individual listed above as the contact person. Contacting District
staff or officials regarding this work may result in disqualification. No verbal
comments made by District staff or officials are binding regarding this RFQ except
for that which is made in writing by the above mentioned contact person. This will
assure that all proposers receive the same information in a timely manner.

I. MEANS AND DEADLINE OF SUBMISSION

Submissions are due on or before 4:00 pm PDT on Monday, May 24, 2016.

Submission packages shall be:
40 pages maximum in length, double sided 8 ½” x 11”, 10pt font
Delivered as bound copies to:

(1) Hard copy original & (1) electronic (PDF) copy on a flash drive to:

John Eriksen
Purchasing Department
Coast Community College District
1370 Adams Ave
Costa Mesa, CA 92626

Proposers shall not contact any District employee or official regarding this proposal other than the individual listed above as the contact person. Contacting District staff or officials regarding this work may result in disqualification. No verbal comments made by District staff or officials are binding regarding this RFP except for that which is made in writing by the above mentioned contact person. This will assure that all proposers receive the same information in a timely manner.

J. **EXHIBITS**

A. Campus Map
B. Preliminary Outline Program
C. Sample Project Profile Summary Worksheet
D. B&D Market Analysis Presentation
EXHIBIT A: CAMPUS MAP

Image provided by Google.
## EXHIBIT B: PRELIMINARY OUTLINE PROGRAM

### HOUSING PROGRAM

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<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
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<td>20</td>
<td>350</td>
<td>20</td>
<td>350</td>
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<tr>
<td>Unit B: Apartment 1-bed/1-bath</td>
<td>Double</td>
<td>0</td>
<td>450</td>
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<td>Unit C: Apartment 1-bed/1-bath</td>
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<td>20</td>
<td>550</td>
<td>20</td>
<td>275</td>
<td>11,000</td>
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<td>Unit D: Apartment 2-bed/1-bath</td>
<td>Double</td>
<td>40</td>
<td>600</td>
<td>160</td>
<td>150</td>
<td>24,000</td>
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<td>100</td>
<td>800</td>
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<td>Unit F: Apartment 2-bed/2-bath</td>
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<td>60</td>
<td>900</td>
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<td>Unit G: Apartment 4-bed/2-bath</td>
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<td>RD Unit</td>
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<td>1</td>
<td>850</td>
<td>2</td>
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<td>298</td>
<td>771</td>
<td>810</td>
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<tr>
<th>Non-residential Mix</th>
<th>No. Units</th>
<th>Sq. Ft. Unit</th>
<th>Total Sq. Ft.</th>
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<td>Resident Services</td>
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<td></td>
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<tr>
<td>Laundry Room</td>
<td>2</td>
<td>650</td>
<td>1,300</td>
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<tr>
<td>Vending Area</td>
<td>2</td>
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<tr>
<td>Trash Chute Room</td>
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<td>150</td>
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<td>Student Storage</td>
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<tr>
<td>Community Restrooms</td>
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<td><strong>Social Spaces</strong></td>
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<tr>
<td>Entry Lobby/Lounge</td>
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<td>Study Lounge</td>
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<td>Social Lounge</td>
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<td>2,000</td>
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<td>Building Kitchen &amp; Community Room Combination</td>
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<td>Study Lounge &amp; Print Stations Combination</td>
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<tr>
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<td>Community Room</td>
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<tr>
<td>Meeting Rooms</td>
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<td><strong>Administrative Spaces</strong></td>
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<td>Director of Residence Life Office (includes meeting table space)</td>
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<td>Assistant Director of Residence Life Office</td>
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<tr>
<td>Resident Director's Office</td>
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<tr>
<td>Administrative Staff Office</td>
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<tr>
<td>Resident Assistant Workstation</td>
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<td>Meeting Rooms</td>
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<tr>
<td>Administrative Storage / Copy Area</td>
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<tr>
<td>Staff Toilets</td>
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<tr>
<td>Misc. Common Space</td>
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<td><strong>Administrative Spaces - Food Service</strong></td>
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<td>Food Service (kitchen and serving area)</td>
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<td>Food Service (dining area)</td>
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<td><strong>Custodial and Maintenance</strong></td>
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<tr>
<td>Custodial Closet and Trash Room</td>
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<tr>
<td>Maintenance Area</td>
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<td>Maintenance Storage</td>
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<tr>
<td>Maintenance and Custodial Desk/Break Area</td>
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<tr>
<td><strong>Total Non-residential Square Footage</strong></td>
<td></td>
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<td>13,300</td>
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### PROGRAM SUMMARY AND RATIOS

**Complete Building Summary**

- **Residential Square Feet**: 229,650
- **Non-residential Square Feet**: 13,300
- **Non-assignable Square Feet (efficiency factor 75%)**: 80,983
- **Total Gross Square Feet**: 323,933
| Project Name | Client Name | Two-Year or Four-Year Institution | Project Status | Key Team Members | Location | Construction Type | LEED Certification | Number of Beds | Unit Types | Size (NSF) | Size (GSF) | Floor-Area Ratio | Financing Mechanism | Construction Start Date | Construction Completion Date | Anticipated Completion Date |
|--------------|-------------|-----------------------------------|----------------|------------------|---------|-------------------|-------------------|----------------|------------|-----------|-----------|-----------|------------------|----------------------|---------------------------|-----------------------------|--------------------------|
|              |             |                                   |                |                  |         |                   |                   |                |            |           |           |                     |                    |                           |                             |                          |                          |
|              |             |                                   |                |                  |         |                   |                   |                |            |           |           |                     |                    |                           |                             |                          |                          |
|              |             |                                   |                |                  |         |                   |                   |                |            |           |           |                     |                    |                           |                             |                          |                          |
|              |             |                                   |                |                  |         |                   |                   |                |            |           |           |                     |                    |                           |                             |                          |                          |
|              |             |                                   |                |                  |         |                   |                   |                |            |           |           |                     |                    |                           |                             |                          |                          |
|              |             |                                   |                |                  |         |                   |                   |                |            |           |           |                     |                    |                           |                             |                          |                          |
|              |             |                                   |                |                  |         |                   |                   |                |            |           |           |                     |                    |                           |                             |                          |                          |
|              |             |                                   |                |                  |         |                   |                   |                |            |           |           |                     |                    |                           |                             |                          |                          |
|              |             |                                   |                |                  |         |                   |                   |                |            |           |           |                     |                    |                           |                             |                          |                          |
|              |             |                                   |                |                  |         |                   |                   |                |            |           |           |                     |                    |                           |                             |                          |                          |
|              |             |                                   |                |                  |         |                   |                   |                |            |           |           |                     |                    |                           |                             |                          |                          |
MEETING AGENDA

MAY 21, 2015

- Trends in Student Housing
- Market Analysis Findings
- Potential Options
- Development Options
- Discussion
Trends
1,132 Community Colleges (986 public)
13M Enrolled (41% Full-time/59% Part-time)
Average Student Age is 28
40% First Generation Students
Over 100 Community Colleges Offer Housing
  - Growing trend
Additional Campus Life Amenities are Also Becoming Popular
Interest Growing in Student Housing within California Community College Market
Campus Face Increasing Pressure to:
- Recruit Students
- Matriculate Students
- Support At-Risk Student Populations

Education is More Competitive

Renewed Focus on First-Year Experience, Development of Second-Year Experience
- Residential Life Focus
- Integration of Co- and Extra-Curricular Programming
- Professional, Leadership, & Life-Long Skills

Improved Academic Success of Residents
- Local Students, Foster Youth, Minority Populations
Higher GPA for On-Campus Residents

Higher Retention Rates of Non-Whites Living in Living Learning Communities

Off-Campus Students More Likely to Fall Into Academically At Risk Groups

On-Campus Residents are More Likely to Engage in Extracurricular Activities

ACUHO-I

Brigham Young University

"The Impact of a Living Learning Center on Students' Academic Success and Persistence," by Edwards and McKelfresh

"Academic Benefits of Living on Campus," by Araujo and Murray
STUDENT HOUSING

HOUSING AT COMMUNITY COLLEGES IN CA

- College of the Siskiyous
- Lassen College
- Feather River College
- Sierra College
- Columbia College
- Cerro Coso Community College Mammoth Campus
- Reedley College
- West Hills College Coalinga
- Taft College
- Shasta College
- College of the Redwoods

programmanagers.com
Historically, Housing Associated with Geographically Larger or Rural Districts

Age of Construction is Typically 20+ Years

Similar Conditions Across US

Urban Areas (Chicago, Miami Dade) Pursuing Housing
Market Analysis
MARKET ANALYSIS

PRIOR PLANNING EFFORTS

- Housing Previously at OCC Upon Creation
- Student Housing Identified in Prior OCC Master Plan
- Public Private Ventures Study in 2012 Identified Student Housing as Potential Land Use Option Along Adams Ave.
- B&D Contract in 2013 to Conduct Detailed Planning on Student Housing
MARKET ANALYSIS

B&D’S SCOPE OF SERVICES

- Strategic Visioning
- Focus Groups
- Local Housing Market Analysis
- Student Survey
- Demand Projections
- Financial Analysis
“All of the Project’s objectives must be expressed in specific terms that demonstrate their relevance to furthering the school’s mission, reinforcing campus values, responding to institutional commitments and responsibilities, and improving the institution’s competitive position in the market.”
STRATEGIC VISION

KEY DRIVERS

- Importance of Housing Elements Based in Educational Mission
- Create a Living Lab Environment / Co-Curricular Education
- Become a 7-Day / Week Campus and Transition to a Residential Campus Feel
- Focus on All Students of OCC
STRATEGIC VISION

KEY DRIVERS

- Focus on Programs to Enhance Matriculation, Student Development, & Academic Success
- Projects Viewed as Revenue Sources along with Enhancements and Education Spaces
- Capitalize on Experience of Third-Party Providers for Management
**OFF-CAMPUS ANALYSIS**

**HOUSING PREFERENCES**

- Surveyed 30 apartment complexes and 20 single family homes
- Surveyed properties fell within a 5.2-mile radius of OCC
- On average properties were two miles away
- On average, properties surveyed were 40 years old
- Average occupancy of 96%
- Limited future development of multi-family

<table>
<thead>
<tr>
<th>Housing Type: Apartments</th>
<th>Housing Type: Single Family Homes</th>
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<tbody>
<tr>
<td>No.</td>
<td>Property Name</td>
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<tr>
<td>1</td>
<td>Seapointe Villas</td>
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<td>2</td>
<td>Pine Creek Village</td>
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<td>3</td>
<td>Camden Martinique</td>
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<td>4</td>
<td>Villa Siena</td>
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<td>5</td>
<td>Coast Apartments</td>
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<td>6</td>
<td>Harbor at Mesa Verde</td>
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<td>7</td>
<td>Mediterranean Village</td>
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<td>8</td>
<td>Woodland Village</td>
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<td>9</td>
<td>27 Seventy Five Mesa Verde</td>
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<td>10</td>
<td>Madison Newport</td>
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<td>11</td>
<td>Harbor Village</td>
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<td>3400 Avenue of the Arts</td>
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<td>South Coast Fountains</td>
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<td>Missions at Back Bay</td>
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<td>Monrovia</td>
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<td>Baywind Apartments</td>
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<td>25</td>
<td>The Enclave</td>
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<td>26</td>
<td>Beach House Apartments</td>
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<td>27</td>
<td>Versailles on the Lake</td>
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<tr>
<td>28</td>
<td>Newport North</td>
</tr>
<tr>
<td>29</td>
<td>Main Street Village Apartments</td>
</tr>
<tr>
<td>30</td>
<td>Aspen Village</td>
</tr>
</tbody>
</table>
OFF-CAMPUS ANALYSIS
HOUSING PREFERENCES

Average Monthly Rent Per Bed, Excluding Utilities (Fall 2013)

Average Increase to Today is 9.25%
Online Survey Ran from November 1 through November 17, 2013

Entire Student Body Invited to Participate

Some Over-Sampling of Full-Time and Younger Students

2,421 Participants

11% Of Student Body
SURVEY ANALYSIS

STUDENT DEMOGRAPHICS HIGHLIGHTS

- 92% California Resident
- 6% International
- 2% Out of State
- 8% Renting
- 83% In Potential Market
- 56% Living with Family
- 9% Owned by Self/Spouse
- 9% Other
- 27% Living with Family
SURVEY ANALYSIS
PARTICIPATION

$638 Average Monthly Rent / Person

$123 Average Monthly Utilities / Person

21 Minute Average One-Way Commute
SURVEY ANALYSIS

HOUSING DECISION FACTORS – TOP 5

- Total cost of rent and utilities: 82%
- Proximity to OCC: 39%
- Proximity to work: 38%
- Quiet place to study: 34%
- High-speed internet: 32%
SURVEY ANALYSIS

KEY SECURITY MEASURES TO INCLUDE – TOP 5

- Electronic ID card access: 79%
- Security cameras: 74%
- Increased lighting: 69%
- 24-hour security: 59%
- 24-hour front desk: 46%
SURVEY ANALYSIS

KEY FACTORS OCC SHOULD CONSIDER

- **99%**
  - Keep housing costs affordable

- **90%**
  - Create academically focused communities

- **89%**
  - Provide modern attractive living environments

- **84%**
  - Make OCC more attractive to other students
SURVEY ANALYSIS
INTEREST IN HOUSING

- CA Resident: 83%
- Out of State: 93%
- International: 87%
- Renting: 84%
- Living with Family: 84%
SURVEY ANALYSIS

DEMAND BASED PROGRAMMING

- Based on Fall 2013 Headcount – 21,453
- Age Breakdown / Demographic Paths for Units
- Filtered Demand Projections
- Full-Time and Part-Time Students
  - Currently contributing at least $700/Month in Rent (apartment, condo, or home)
  - Interested in living on campus
SURVEY ANALYSIS

DEMAND BASED PROGRAMMING

1,887 Beds
Maximum Potential Demand

66%
Single Occupancy Bedrooms

10%
Four-Bedroom
(four people)

15%
Efficiency
(one person)

19%
One-Bedroom
(one to two people)

56%
Two-Bedroom
(two to four people)
Potential Options
POTENTIAL OPTIONS

CONCEPTUAL SITE USE

Image from Google Earth
POTENTIAL OPTIONS

PROJECT SCALE

Image from Google Earth
POTENTIAL OPTIONS
RESIDENTIAL LIFE / HOUSING POLICIES

◆ Credit Hour Requirements
  – Typically Full-Time Students

◆ GPA Requirements
  – Typically 2.0 GPA Minimum

◆ Quiet Hours
  – 10pm-8am School Nights
  – Midnight-8am Weekends

◆ Academic Year Leases

◆ Convenience Factors
  – One Bill for Rent/Utilities
  – Roommate Matching
  – Individual Leases

◆ Living Learning Communities (LLCs)
  – Academically or Affinity Focus Housing Groups
  – Strong Potential Tie in to Faculty & Academic Programs

◆ Student Conduct Policies / Documentation
Development Options
WHAT IS A P3?

DEVELOPMENT SPECTRUM

NCPPP identified 18 different legal and financial P3 structures based on who owns, finances, designs, builds, operates, or maintains the project.
TRANSACTION STRUCTURES

CCCD / OCC

501(c)3 Foundation (Owner)

No Measure M Funds

Project Financing

Housing Construction (Developer)

Housing Management (Third Party)
DEVELOPMENT OPTIONS

IMPACTS TO THE COLLEGE

CCCD/OCC
501(c)3
Developer Team
Manager
Residents

Development
Operations
DEVELOPMENT OPTIONS

PROJECT TIMELINE

- Spring 2016: RFQ & RFP Solicitation Process
- Summer 2016: Negotiations and Design
- Fall 2017: Construction Begins
- Fall 2019: Student Housing Opens

*Project Schedule May Vary Depending on Partners Selected and Design Review Schedule*