



P3@UIC: Why and What it Looks Like

J. Rex Tolliver
Vice Chancellor for Student Affairs

P3@UIC: The Why



ENROLLMENT GROWTH

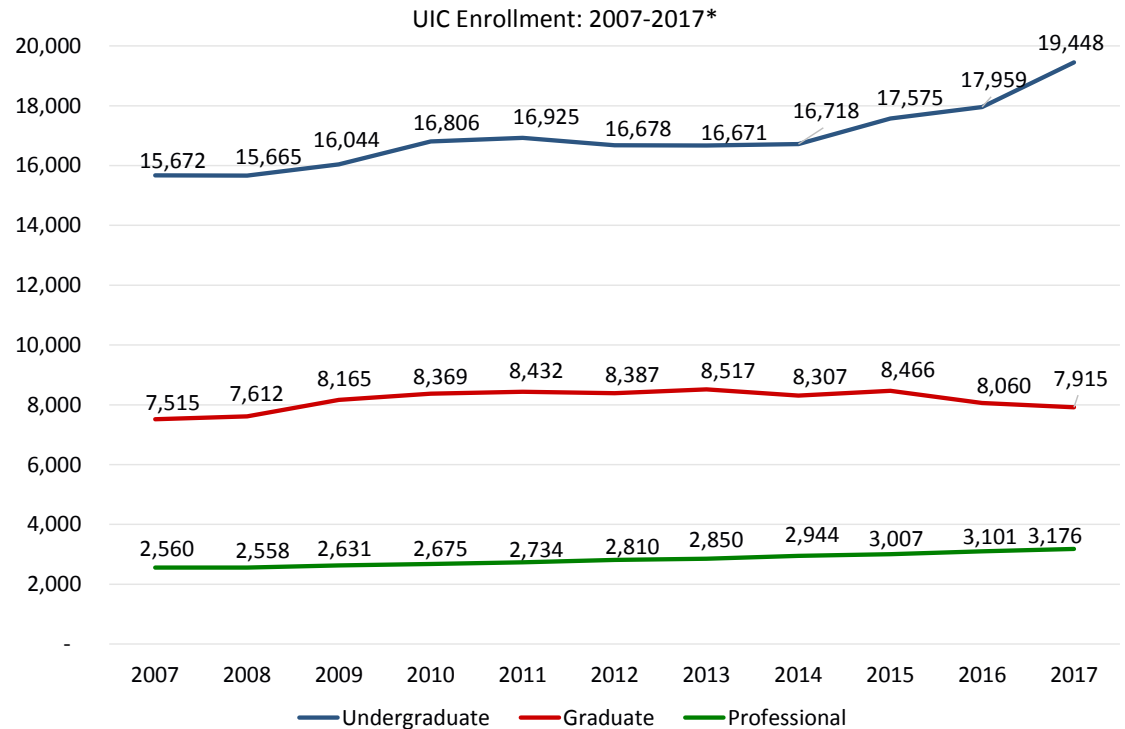
- For the last five years, UIC has announced record-setting fall enrollment.
- This year UIC's enrollment has exceeded 33,000
- 5.4% increase overall
- 4.1% increase in undergraduates
- 6% increase in first time freshman

Total University Headcount and FTE Enrollment By Level

Fall Semester	Undergraduate		Graduate/Professional*		Total	
	Headcount	FTE	Headcount	FTE	Headcount	FTE
2013	16,671	15,825	11,367	9,014	28,038	24,839
2014	16,718	15,883	11,251	8,954	27,969	24,837
2015	17,575	16,642	11,473	9,235	29,048	25,877
2016	17,959	16,998	11,161	9,051	29,120	26,049
2017	19,448	18,457	11,091	9,008	30,539	27,464

*The UIC Graduate/Professional enrollment figure excludes medical residents.

Source: Preliminary Official Statement



Source: University of Illinois at Chicago

Source: Preliminary Official Statement

HOUSING OVERVIEW

- UIC Campus Housing, a Division of Student Affairs, provides on-campus residential options for approximately 3,500 students in a variety of locations, living arrangements and price points.
- Housing options are clustered in three sites, two sites on East Campus and one site on West Campus.
- Despite not having a residency requirement, UIC captures approximately 40% of first-time, full-time students in on-campus housing.
- This year we have 240 more beds than the previous year with the addition of ARC. Given than, we're at a 95% occupancy rate.
 - Historically, most undergraduate students prefer to live in housing on East Campus given its proximity to the core undergraduate campus.
 - West Campus features the University of Illinois Hospital and facilities related to the College of Medicine and other health sciences programs.

UIC On-Campus Housing

	Unit Types	Fall 2017 Capacity	Fall 2017 Occupancy	Fall 2017 % Occupied
East Campus Residence Halls				
Commons North	Semi-Suite/Cluster	123	119	97%
Commons South	Traditional/Community Baths	188	181	96%
Commons West	Traditional/Community Baths	343	356	104%
Courtyard	Semi-Suite/Cluster	666	629	94%
South Side Residence Halls				
James Stukel Towers	Full Suites	741	735	99%
Marie Robinson Hall	Apartments	349	338	97%
Thomas Beckham Hall	Apartments	439	430	98%
West Campus Residence Halls				
Polk Street Residence	Semi-Suite/Cluster	115	49	43%
Single Student Residence	Apartments	385	341	89%
Total		3,349	3,178	95%

EAST CAMPUS HOUSING

- Despite the desirable location, these residence halls suffer from lower occupancies due to facility condition issues, lack of community space, and inconsistent unit types.
 - With the exception of Commons West (1993), all residence halls in this area were built in 1986.



Source: Preliminary Official Statement

SO WHY P3?

- Proven model
- Speed to market
- Construction and operational efficiency
- Expertise
- Record of success in Illinois



P3@UIC:

What it Looks Like





Academic & Residential Complex

- Project Budget: \$95M
 - 96% tax exempt bonds
 - 4% University equity contribution
- 51,000sf academic space including 7 active learning classrooms
- Over 550 residential beds and 16,000sf community space
- Opened July 2019



PROJECT STRUCTURE



Issuer



Owner

CHF-Chicago, L.L.C.

The sole member of which is



Developer/Manager



Underwriter



General Contractor JV



Architect



OPERATING STRUCTURE

- ACC is the building operator and manager
- UIC handles residential education
- Management Team (five people)
 - Two from UIC
 - Two from CHF
 - One from ACC



FUTURE HOUSING AND MASTER PLAN

- In 2014 UIC engaged Brailsford & Dunlavey to perform a Campus Housing Facility Assessment of the current housing stock to establish a housing master plan.
- The intent of this plan was to evaluate UIC's current housing stock, understand student demand, and develop recommendations for improvement.
 - Major conclusions from this plan were that, among other things, UIC's primary housing offerings for first-year students were not meeting resident expectations as far as unit layouts, community spaces and physical condition.
 - The plan demonstrated that the East Campus housing offerings, which house the majority of on-campus freshmen, were in need of revitalization.
- The master plan envisions to consolidate and replace the existing East Campus housing stock, which aligns with the overall University initiative of improving the on-campus experience and increasing first time freshman enrollment (up 22% for Fall 2017).

P3@UIC: What's Next?





Ignite Center Study





What we heard...

“School. Work. Home. Repeat.”

“There are tons of resources, but people don’t know where they are.”

“I don’t see community; UIC is very large so it forces people to be individuals and to be with themselves.”

P3@UIC:

Ignite Center



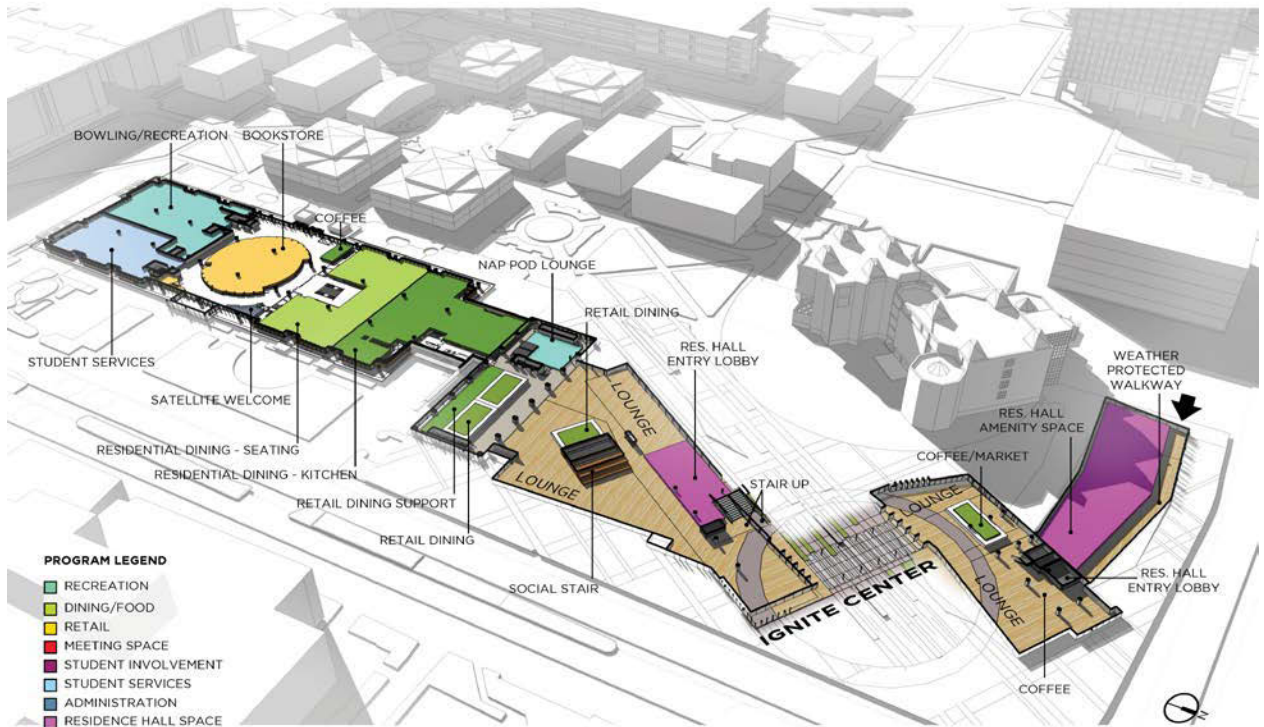


Ignite Center Project Goals

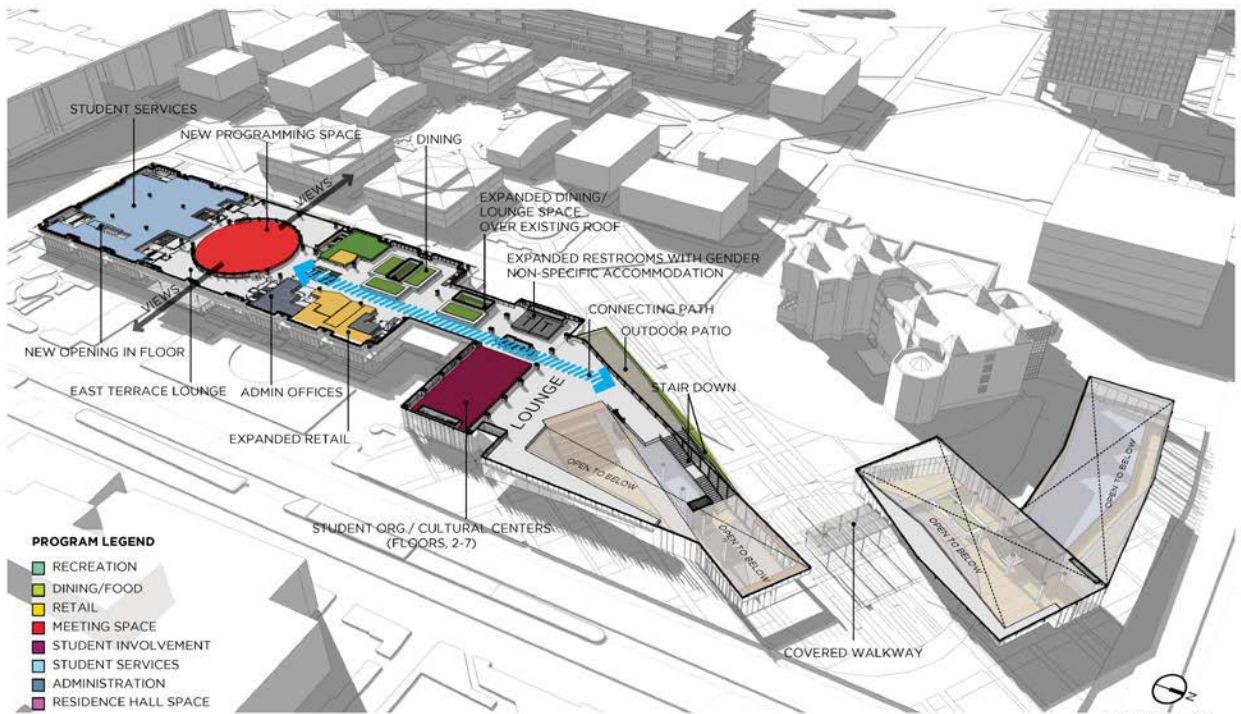
- Project Budget \$70M
- Combine Student Center and Housing
- Renovate existing Student Center East and relocate Student Services offices.
- More than 45,000 sq of modern lounge and student involvement spaces including collaborative work hubs, a skyline view theater, a rooftop terrace with adjacent event space, and a signature coffee house.





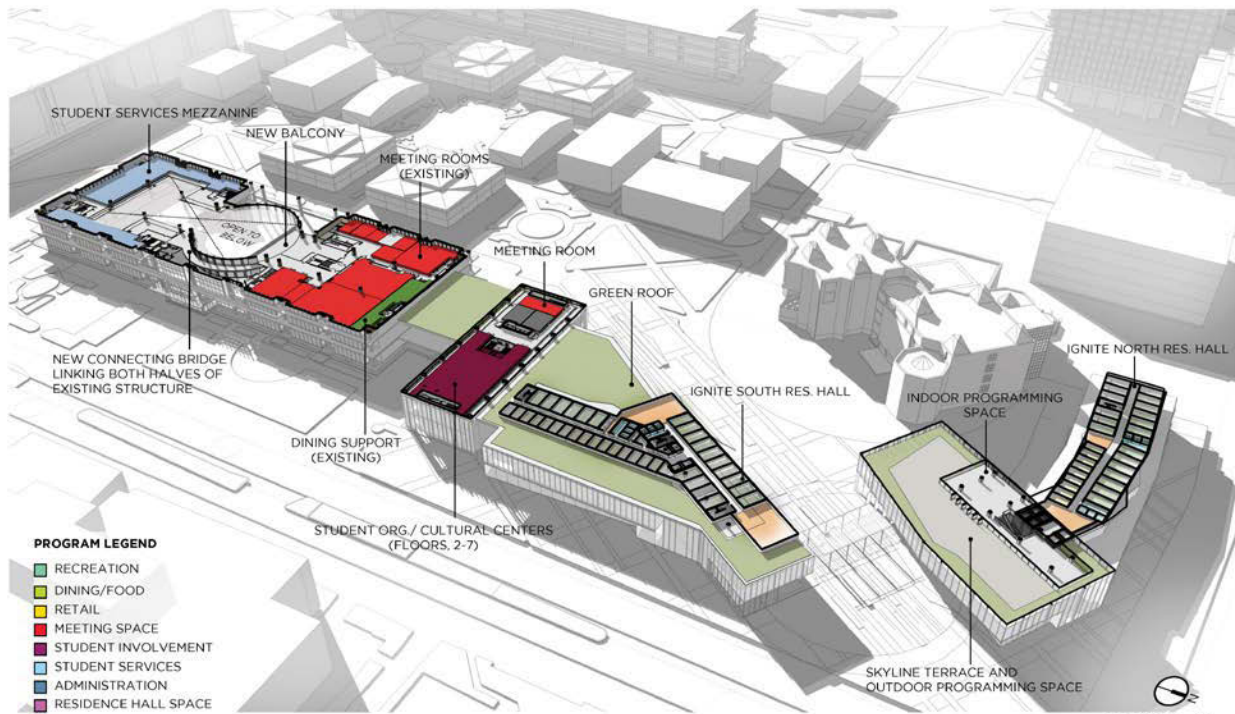


LEVEL 1



- PROGRAM LEGEND**
- RECREATION
 - DINING/FOOD
 - RETAIL
 - MEETING SPACE
 - STUDENT INVOLVEMENT
 - STUDENT SERVICES
 - ADMINISTRATION
 - RESIDENCE HALL SPACE

LEVEL 2



LEVEL 3

P3@UIC:

**Strategies to fund
Ignite Center**









P3@UIC:

Ask me anything

