University Housing Newsletter, June 2013

University of Arkansas, Fayetteville. University Housing

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The University Housing Newsletter is a monthly publication of the department for staff members. It is YOUR news - you are encouraged to contribute articles or information to share with the department.

To contribute an article to the newsletter, email the entire article by the 25th of each month to Kent Perrodin at kperrod@uark.edu.

Articles will be reviewed for content and may be edited for publishing.
University Housing provides an engaging community for over 5,104 students supported by 164 full time staff, 230 student staff and over 50 part time staff. In August when the residence halls and apartments opened for the 2012-2013 academic year there were 5,107 contracted students within the system proper, putting occupancy at 100.1%. With the steady increase in enrollment, University Housing continued into the third year of leasing apartments from Crowne at Razorback. This year, University Housing leased 58 units for approximately $875,000. This agreement allowed over 183 students to live in a luxury apartment community at highly discounted pricing negotiated by the department. The students were billed by the department on the same semester basis as other students in the system. The department also provided some program support to the students at Crowne. In December 2012, University Housing notified Crowne that the lease would not be renewed for the coming academic year.

Two residence hall projects are reaching completion and will occupy new students this fall. One is Hotz Hall (cost of $17.2 million), a total renovation of an older nine-story hall that had been used for offices since the late 1990’s in the North campus area. Hotz Hall will add 416 beds, housing students in the Honors College. The other, Founders Hall (cost of $20.7 million) a collaboration with Campus Dining Services, is a new construction in the heart of campus with a six-story facility that incorporates retail space on the first floor and expanded seating for Brough Commons Dining Facility on the second floor. Founders will house 214 students.

With returning Hotz Hall to residential space, housing had to vacate office space in the building. University Housing is currently located in three locations across campus: Pomfret Hall, Futrall Hall and, 410 Arkansas Avenue. Construction on a new housing office located on Douglas Street started after the first of the year and is scheduled for completion in early March 2014. The office building is 19,659 gross square feet at a cost of $5.7 million and will house over 63 staff members, one large conference room, three small meeting rooms and the Residents’ Interhall Congress office.

The 2012 master plan update was completed and presented to the Board of Trustees, Chancellor and executive leadership, Design and Review board, Division of Student Affairs, and University Housing staff. The first phase of the plan is to build two semi-suite residence halls south of Pomfret Hall with approximately 692 beds at an estimated total cost of $58 million to open Fall 2016. Currently, University Housing is working with Facilities Management in completing a capital request allowing advertisement for interested construction companies and architect firms to submit proposals.

Residential Facilities continues to execute the five-year Capital Improvements Plan: $10.2 million in major improvements that included nearly $442,000 in lifecycle replacements, execution of nearly $4.8 million in remaining fiscal year 2011 bond funds, $721,000 in renovations funded by partners located within housing facilities.

Operations and Maintenance continued to strive for award worthy facilities providing the highest quality maintenance and repair for Residential Facilities and Campus Dining Services facilities. Total fiscal year 2013 work order count was 16,872 completed work orders for a total cost of $1 million including parts and labor. A total of 32,083 labor hours were expended on these work orders. Work order counts have risen due to our increased efforts in developing our preventive maintenance program. After hours call-ins have dropped dramatically due in large part to our increased efforts in our preventive maintenance program. Adding additional staff to the dining technician team has increased work order turn around and response time to emergencies.

With over 5,104 students living on campus, and with the largest population being first year students, our Residence Education area is crucial to establishing an environment for student success. Early intervention is the key to helping students be successful in the transition to living on campus and their lives at the University of Arkansas. A few of the strategies utilized to ensure students feel engaged and have a connection to campus are: first six weeks initiative; one-on-one dialogues; and programming with a purpose.

Residence Education staff is working diligently to foster the critical academic partnerships required to help assure our
success for the next phase of Living Learning communities. No Woman Left Behind received a grant from the Women’s Giving Circle for $8,700 for continued outreach in programming efforts and training on Bystander Intervention. The Nursing Living and Learning Community received a grant from the Executive Advisory Board in the amount of $3,200 for the continued exploration of StrengthsQuest for residents participating in this specialized housing.

University Housing business area is leading individual units in forecast and budget development meetings to understand and manage our complex $33 million budget environment, searching for new ways to purchase more economically and efficiently, collaborating to streamline/develop human resources and payroll processes and systems as well as other mainline business process and systems, help units define their staffing needs and otherwise support them in employee management. They provide higher level analysis and planning support such as: long range financial planning, internal audit function, and more complex analyses in areas like Human Resources and industry benchmarking. Cost containment is something University Housing always strives for and this year the total savings identified for the fiscal year 2012 was $121,100.

Today’s student is more sophisticated in using technology. In response several important initiatives have been implemented. A twofold collaboration with Information Technology Services is underway: 1) materially increased the bandwidth of the data portal to the Internet that is dedication to ResNet and continues monitoring the needs in that area. Students were very pleased with the vastly improved data speeds they have experienced. 2) The department is deploying a new network management system in ResNet to enhance the experience of joining the UA data family by improving individual flexibility; reports back from students are promising.

Higher capacity fiber optic transmission lines and data routing switches have been deployed, again improving the technology experience in the residence system. The housing Information Technology unit also cares for over 700 devices in the department serving over 164 full time staff and a varying number of student and temporary employees, as well as all departmental business systems and application. In that regard, it has developed a leveraged replacement strategy and has deployed modern management systems to maintain the currency of all technology devices under its care. Two wireless projects were funded and will commence in June: 1) Higher saturation within the Maple buildings and, 2) a project that will make wireless connectivity ubiquitous at Pomfret Hall.

Conference revenue, including guest housing rental, was $1.2 million with 14,163 participants staying for a total of 56,599 bed nights. Residence hall classroom usage by academic departments was 2,089 bookings reserved for a total of 2,367 hours with an estimated attendance of 77,820. The grand total of all campus groups’ usage was 2,871 bookings reserved for 5,656 hours with an estimated attendance of 94,248.
CONSTRUCTION UPDATE: FOUNDERS

Founders Hall progress - photos taken June 6th.
WHAT’S HAPPENING IN FACILITIES?

Above: Gary Z working hard with his milling machine.

Upper right and right: John doing his good deed recycling all the old Humphrey’s ceiling fan motors. All new, more efficient, lighting is being installed throughout Humphrey’s.

Below: End of an era! Warehouse A (Food Warehouse) removed for structural reasons and to make room for delivery vehicles.

Photos by Aaron England and Jeff Vinger
Text (Gary and John) Contributed by Aaron England
WHAT'S HAPPENING IN FACILITIES?

Restroom renovation: Humphreys

New addition to the warehouse

Generator serving Humphreys and Yocum

Humphreys, Reid, Warehouse and Yocum Photos Contributed by Jeff Vinger
Building Services staff in Yocum and Gregson halls were stretched thin during the months of April and May. Due to various circumstances they were “down” three people during a very busy time for our area. The staff worked together to earn the April’s ABC Director’s Award. Again, we want to thank (front row, right to left) Ana Flores, Carminda Gomez, Billie Binford, (back row, right to left) Trasa Lewis, Patty Eckman and Amber McMillan (not pictured) for the positive attitude, great team spirit and excellent work performed to keep Yocum, Gregson and Gibson in great shape in April and early May!

Contributed by Judy Kendrick
Starting Thursday, May 6th, and continuing through mid-August, the Green Reduced and Purple Reduced routes will have detours due to construction projects on Dickson Street. The Botany Greenhouse stop on the Purple Reduced route will be closed during this time. Passengers should use the stop at the Duncan Avenue Apartments to access the Purple Reduced route. The stops at Harmon and Dickson Street, Gibson Hall, Brough Commons, and Pomfret Hall on the Green Reduced route will also be closed. The stop at Harmon Avenue Garage will remain open and a temporary stop at Clinton and Stadium has also been added during the detour period.

We apologize for any inconvenience this may cause. Please contact Razorback Transit if you have any questions or concerns about this temporary detour.

575-RIDE (7433) transit@uark.edu

July 19th & 20th

Local Walmart Stores

We need volunteers!

Register today

Our annual school supply drive will be held at area Walmart stores in Benton, Washington & Madison counties in Arkansas and McDonald county Missouri at the Pineville Walmart.

Thank you for your help!

UNITED WAY STUFF THE BUS!

TRANSIT REMINDER
Thank you to Jeff Vinger who came to ARKA for a meeting and as luck and timing would have it, he was willing and able to assist me in opening the floor AC vents on the 4th floor and closing the ceiling vents. Saved a trip by the maintenance guys! Thanks again, Jeff.

I would like to thank Leon Smith who made it a priority to get our little outside table and chairs set up at ARKA before he went on vacation.
Shirley Claypool

Thank you to Brian McCaster and the HIT team for helping me move to Duncan over the weekend. With all 5 of us working together, I moved from Holcombe to Duncan in just over an hour!
Beth Salmo

Huge thanks to Brian McCaster for all of the time and energy he put into closing Crowne!

Thanks to Carla and Matt for their tremendous help in getting the Greek Housing Contract online.
Alisha Gilbride

I would like to thank Gene for escorting filter concepts through all of our buildings. Gene has done a great job tracking all of our filters and putting together a list for filter concepts.

I would like to thank Vince Voorheis and Raymond Watts for getting the condensate lines insulated in D wing to keep two rooms online for football camp. Thanks Guys! Great job!

I would like to thank Darlene Winn, Jennifer Hudson and Pam Smith for doing such a great job getting all finished work orders closed for the end of the fiscal year.
Aaron England

Compliments to Zach Hein for helping so many CREs transition to Duncan Apartments this summer while they await their hall apartments to become available to them.

Thanks to Grant Carlson, EmmaLe Davis, Danielle Dunn, Adam Stafford, Andrea Allan, Michael Beaver, Jen Conyac, and David Stout for collaborating on this year’s CRE Training!
Michael McAllister

Preview of Hotz Honors Hall furniture
Photo provided by Jeff Vinger