



Item: AF: A-1

AUDIT AND FINANCE COMMITTEE

Thursday, March 15, 2011

SUBJECT: UNDERGRADUATE HOUSING PROJECT FINANCING PLAN

PROPOSED COMMITTEE ACTION

Recommend approval of the Undergraduate Housing Project on the Boca Raton Campus which consists of the following components:

Debt Resolution: (i) authorizing the FAU Finance Corporation (FAUFC), an FAU direct support organization, to issue debt in an amount not to exceed \$50,000,000 (the "Debt") for the purpose of financing and constructing a new 600 bed undergraduate residence hall on the Boca Raton campus, (ii) requesting the Florida Board of Governors ("BOG") to approve the issuance of the debt, (iii) authorizing the President or her designees to execute and amend all documents for the issuance of the debt, and (iv) authorizing the Chair of the FAU Board of Trustees to modify the Debt in accordance with project costs and debt requirements.

Financing Plan: The financing for the Undergraduate Housing Project will consist of the issuance of the debt by the FAUFC. The Debt will be issued pursuant to a Trust Indenture (the "2012 Indenture") to be entered into between the FAUFC and a corporate trustee. The Debt will be secured by a trust estate created under the 2012 Indenture which includes a lien on (i) Pledged Revenues as defined in the 2012 Indenture to include the gross income and revenues of the Project, and (ii) amounts transferred from the Surplus Fund established under the Trust Indenture dated as of March 1, 2010, by and between the DSO and U.S. Bank National Association (the "2010 Indenture") pursuant to which the DSO's Capital Improvement Revenue Bonds (Innovation Village Project), Series 2010 (the "2010 Bonds") were issued. The University is committed to ensuring that sufficient revenues will be generated to fulfill the University's obligations with respect to the Debt. The University is legally authorized to secure the Debt with the revenues to be pledged pursuant to section 1010.62, Florida Statutes.

This project is in compliance with the Debt Management Guidelines adopted by the Board of Trustees.

BACKGROUND INFORMATION

The proposed student housing project (the "Project") will include the construction of a freshman student residence facility, comprised of one building of approximately seven or eight stories with an approximate total square footage of 190,000. The Project contains approximately 600 resident beds and 14 Resident Assistant units for a total of 614 beds. The Project will include 50 double/double suites housing 200 students, 100 four single bedroom suites housing 400 students, and 14 single bedroom/single bath units for Resident Assistants. Amenities are planned to include a food services area, multipurpose rooms, an activity room, a fitness room, a computer lab, classrooms, front desk area, conference rooms and may include related parking improvements. The Project will expand the University's current housing system from 8 buildings and 3,664 beds to a total of 9 buildings with 4,278 beds. The Project will be located on the University's Boca Raton campus and is scheduled to open for Fall semester 2013. The Project will provide additional freshman housing opportunities.

Although the 2010 Indenture allows for the issuance of Additional Senior Bonds and Additional Subordinate Bonds thereunder, due to the lack of operating history of the project financed with the 2010A Bonds (the "Innovation Village Project"), the Debt needs to be issued under a separate trust indenture.

The Project is consistent with the Campus Master Plan and Campus Development Agreement.

IMPLEMENTATION PLAN/DATE

The Debt Issuance is scheduled to be presented to the BOG for approval on May 3, 2012. If the BOG approves the issuance of the debt, the closing of the loan is scheduled shortly thereafter. Preliminary site work is already underway.

FISCAL IMPLICATIONS

The proposed Project construction costs and associated soft costs are approximately \$41,678,000. The Project will be financed with proceeds from a fixed rate bond issue totaling an amount not to exceed \$50,000,000 (the "Debt") to be issued by The FAU Finance Corporation (the "DSO"). Proceeds from the Debt will be used to fund development costs of the Project, fund capitalized interest, fund a deposit to the debt service reserve fund (if required at the time of underwriting the Debt) and pay costs of issuance. The Debt will bear interest at an assumed fixed interest rate of 4.75%, mature not more than thirty (30) years after issuance, and will be structured with level debt service payments with the first principal payment occurring July 1, 2014.

The Debt size includes approximately \$3.75 million to fund a debt service reserve (if required at the time of underwriting the Debt) and approximately \$3.87 million to fund capitalized interest for a period beginning upon the closing of the issue and extending through construction completion plus an additional six months (through January 1, 2014). In the event the underwriter determines the funding of the debt service reserve fund is not required to sell the Debt, such funds may be reallocated to finance related parking improvements or the amount of Debt to be issued will be reduced.

Supporting Documentation: Proposed Resolution, Project Summary, Market Study and Financing Plan for Undergraduate Housing Project - Pro-Forma

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**Florida Atlantic University
Undergraduate Student Housing Project**

**Submission Materials
to the
Board of Trustees**

March 15, 2012

A RESOLUTION AUTHORIZING THE ISSUANCE OF DEBT AND REQUESTING THE FLORIDA BOARD OF GOVERNORS TO APPROVE THE ISSUANCE OF SUCH DEBT TO FINANCE THE CONSTRUCTION OF CERTAIN STUDENT HOUSING FACILITIES ON THE CAMPUS OF FLORIDA ATLANTIC UNIVERSITY; PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE FLORIDA ATLANTIC UNIVERSITY BOARD OF TRUSTEES:

Section 1. The Florida Atlantic University Board of Trustees (the "Board of Trustees"), as the governing body of Florida Atlantic University (the "University") hereby authorizes the issuance of debt by The FAU Finance Corporation (the "DSO") and requests the Florida Board of Governors (the "Board of Governors") to approve the issuance of debt in an amount not exceeding \$50,000,000 (the "Debt") for the purpose of financing the construction of certain student housing and related facilities (the "Project") on the Boca Raton campus of the University.

Section 2. The Project will consist of the construction of a 614 bed freshman student housing facility comprised of one building containing approximately 190,000 total square feet located on the campus of the University in Boca Raton, Florida. The seven- or eight- story building will contain 50 double-double suites housing 200 students, 100 four single bedroom suites housing 400 students, 14 single bedroom/single bath units for Resident Assistants and a food services area. The Project is reflected on the approved master plan for the University and is consistent with the mission of the University because it will provide needed student housing facilities. Construction of the Project is expected to begin between April and June of 2012 and to be completed by August of 2013. Proceeds of the Debt are anticipated to be sufficient to complete the construction of the Project without the use of additional funds. Legislative approval of the Project has been obtained pursuant to section 1010.62(7)(a), Florida Statutes. No proceeds of the Debt will be used to finance operating expenses of the University or the DSO.

Section 3. The Debt will be issued pursuant to a Trust Indenture (the "2012 Indenture") to be entered into between the DSO and a corporate trustee. The Debt will be secured by a trust estate created under the 2012 Indenture which includes a lien on (i) Pledged Revenues as defined in the 2012 Indenture to include the gross income and revenues of the Project, and (ii) amounts transferred from the Surplus Fund established under the Trust Indenture dated as of March 1, 2010, by and between the DSO and U.S. Bank National Association (the "2010 Indenture") pursuant to which the DSO's Capital Improvement Revenue Bonds (Innovation Village Project), Series 2010 (the "2010 Bonds") were issued. The University is committed to ensuring that sufficient revenues will be generated to fulfill the University's obligations with respect to the Debt. The University is legally authorized to secure the Debt with the revenues to be pledged pursuant to section 1010.62, Florida Statutes.

The lien on the Pledged Revenues from the Project to be granted to the holders of the Debt will be a first lien. In addition, surplus revenues transferred from the Surplus Fund of the 2010 Indenture to the 2012 Indenture will also be pledged as further security for the repayment of the Debt. Amounts available to be transferred out of the Surplus Fund of the 2010 Indenture represent excess funds after payment of all obligations related to the University's Housing Revenue Bonds issued through the Division of Bond Finance (the "University Housing Bonds") and the DSO's 2010 Bonds. The 2010 Bonds were initially issued by the DSO in two series. The Capital Improvement Revenue Bonds (Innovation Village Project), Series 2010A are currently outstanding in the aggregate principal amount of \$120,930,000, and the DSO's outstanding Capital Improvement Revenue Bonds (Innovation Village Project), Series 2010B are currently outstanding in the aggregate principal amount of \$3,365,000. The University Housing Bonds are currently outstanding in the aggregate principal amount of \$71,131,373.

Section 4. The Debt will mature not more than 30 years after issuance, including any extensions or renewals thereof. The Project has an estimated useful life of 40 years, which is beyond the anticipated final maturity of the Debt. The Debt will bear interest at a fixed interest rate.

Section 5. The Debt, which consists of Student Housing Revenue Bonds, Series 2012 (the "Bonds") to be issued by the DSO, will be sold through negotiated sale. A negotiated sale is necessary due to the fact that the structure is unique and requires additional marketing as well as volatility of the tax exempt bond market. The underwriter was selected as part of a competitive process in February 2012. An analysis showing that a negotiated sale is desirable is attached in Appendix A.

Section 6. The Board of Trustees will comply, and will require the University and the DSO to comply, with all requirements of federal and state law relating to the Debt, including but not limited to, laws relating to maintaining the exemption from taxation of interest payments on the Bonds issued as tax exempt obligations, and continuing secondary market disclosure of information regarding the Bonds.

Section 7. The President and Senior Vice President for Finance & Administration of the University and the Chairperson or Vice Chairperson, Executive Director and Secretary of the DSO and other authorized representatives of the University and the Board of Trustees, and the DSO are hereby authorized to take all actions and steps, to execute all instruments, documents, and contracts, and to take all other actions as they may deem necessary or desirable, in connection with the execution, sale and delivery of the Debt.

Section 8. In making the determination to finance the Project, the Board of Trustees has reviewed the information attached to Appendix A and finds that the issuance of the Debt is in compliance with the Debt Management Guidelines, the University's debt management policy, and applicable law.

Section 9. This Resolution shall take effect immediately upon its adoption.

Adopted this _____ day of _____, 2012.

Appendix A

The following documents have been reviewed by the Board of Trustees prior to the execution of this Resolution:

- a. the project program, feasibility study, or consultant report; (SEE TAB 2 OF THIS SUBMISSION)
- b. a draw schedule for the project; (SEE TAB 3 OF THIS SUBMISSION)
- c. sources and uses of funds for the project; (SEE TAB 4 OF THIS SUBMISSION)
- d. an estimated debt service schedule; (SEE TAB 6 OF THIS SUBMISSION)
- e. a description of the security supporting repayment and the lien position the debt will have on that security; (SEE TAB 7 OF THIS SUBMISSION)
- f. a five year history, if available, and a five year projection, of the pledged revenues and the debt service coverage; (SEE TAB 10 OF THIS SUBMISSION)
- g. any negotiated sale analysis. (SEE TAB 15 OF THIS SUBMISSION)

**BOARD OF GOVERNORS
STATE UNIVERSITY SYSTEM OF FLORIDA
Project Summary
Florida Atlantic University
The FAU Finance Corporation
Undergraduate Student Housing Project**

Project Description: The proposed student housing project (the “Project”) will include the construction of a freshman student residence facility, comprised of one building of approximately seven or eight stories with an approximate total square footage of 190,000. The Project contains approximately 600 resident beds and 14 Resident Assistant units for a total of 614 beds. The Project will include 50 double/double suites housing 200 students, 100 four single bedroom suites housing 400 students, and 14 single bedroom/single bath units for Resident Assistants. Amenities are planned to include a food services area, multipurpose rooms, an activity room, a fitness room, a computer lab, classrooms, front desk area, conference rooms and may include related parking improvements. The Project will expand the University’s current housing system from 8 buildings and 3,664 beds to a total of 9 buildings with 4,278 beds. The Project will be located on the University’s Boca Raton campus. The Project will provide additional freshman housing opportunities.

The Project is consistent with the Campus Master Plan and Campus Development Agreement.

Facility Site Location: The proposed Project will be located on the Boca Raton campus of Florida Atlantic University.

Projected Start and Opening Date: Construction of the Project is expected to commence between April and June of 2012 and is anticipated to be completed and available for occupancy by August of 2013.

Demand Analysis: By University policy, all full-time freshmen are required to reside in University housing. While the University projects moderate enrollment growth, insufficiency of available beds has made this policy difficult to maintain. For Fall 2012, University housing had an average occupancy rate of 97%. The University has consistently maintained a waiting list for students wishing to live in on-campus housing. Enrollment at the Boca Raton campus for Fall 2011 totaled 22,611 students, a 5.9% increase over Fall 2010.

With the addition of Innovation Village, the existing housing units serve all classifications of students. However, the primary targeted market for the Project is freshman students. The Project will offer 600 beds for freshman students. When the facility is planned to open in Fiscal Year 2013-14, the projected rental rate for fall and spring semesters is \$3,531.25 per semester for a double bed unit and \$4,661.25 per semester for a single bed unit. These rates are anticipated to be higher than existing comparable freshman facilities at FAU since the Project will be the newest housing on campus and will offer students additional amenities.

A market study conducted by Brailsford & Dunlavey indicated that there is a calculated indicative demand of more than 600 beds.

**Project Cost and
Financing Structure:**

The proposed Project construction costs and associated soft costs are approximately \$41,678,000. The Project will be financed with proceeds from a fixed rate bond issue totaling an amount not to exceed \$50,000,000 (the "Debt") to be issued by The FAU Finance Corporation (the "DSO"). Proceeds from the Debt will be used to fund development costs of the Project, fund capitalized interest, fund a deposit to the debt service reserve fund (if required at the time of underwriting the Debt) and pay costs of issuance. The Debt will bear interest at an assumed fixed interest rate of 4.75%, mature not more than thirty (30) years after issuance, and will be structured with level debt service payments with the first principal payment occurring July 1, 2014.

The Debt size includes approximately \$3.75 million to fund a debt service reserve (if required at the time of underwriting the Debt) and approximately \$3.87 million to fund capitalized interest for a period beginning upon the closing of the issue and extending through construction completion plus an additional six months (through January 1, 2014). The use of capitalized interest increases the cost of the financing, but is necessary for the financial feasibility of the Project. In the event the underwriter determines the funding of the debt service reserve fund is not required to sell the Debt, such funds may be reallocated to finance related parking improvements or the amount of Debt to be issued will be reduced.

(See Attachment 1 for an estimated sources and uses of funds).

The Architect for the Project is PGAL/Schenkel/Shultz, a joint venture. They were selected through a competitive solicitation, to which thirteen parties responded. Four of the responders were

selected to make presentations to the evaluation committee, who recommended the selection of PGAL/Schenkel/Shultz. The Construction Manager selected for the Project is Cummings-Balfour Beatty, a joint venture. They were also selected through a competitive solicitation, to which nineteen parties responded. Three of the responders were selected to make presentations to the evaluation committee, who recommended the selection of Cummings-Balfour Beatty. The University selected both firms based on their proposals, their experience, and their abilities to deliver the Project on time and within budget.

Security/Lien Structure: The Debt will be issued pursuant to a Trust Indenture (the “2012 Indenture”) to be entered into between the DSO and a corporate trustee. The Debt will be secured by a trust estate created under the 2012 Indenture which includes a lien on (i) Pledged Revenues as defined in the 2012 Indenture to include the gross income and revenues of the Project, and (ii) amounts transferred from the Surplus Fund established under the Trust Indenture dated as of March 1, 2010, by and between the DSO and U.S. Bank National Association (the “2010 Indenture”) pursuant to which the DSO’s Capital Improvement Revenue Bonds (Innovation Village Project), Series 2010 (the “2010 Bonds”) were issued. The University is committed to ensuring that sufficient revenues will be generated to fulfill the University’s obligations with respect to the Debt. The University is legally authorized to secure the Debt with the revenues to be pledged pursuant to section 1010.62, Florida Statutes.

The lien on the Pledged Revenues from the Project to be granted to the holders of the Debt will be a first lien. In addition, surplus revenues transferred from the Surplus Fund of the 2010 Indenture to the 2012 Indenture will also be pledged as further security for the repayment of the Debt. Amounts available to be transferred out of the Surplus Fund of the 2010 Indenture represent excess funds after payment of all obligations related to the University’s Housing Revenue Bonds issued through the Division of Bond Finance (the “University Housing Bonds”) and the DSO’s 2010 Bonds. The 2010 Bonds were initially issued by the DSO in two series. The Capital Improvement Revenue Bonds (Innovation Village Project), Series 2010A are currently outstanding in the aggregate principal amount of \$120,930,000, and the DSO’s outstanding Capital Improvement Revenue Bonds (Innovation Village Project), Series 2010B are currently outstanding in the aggregate principal amount of \$3,365,000. The University Housing Bonds are currently outstanding in the aggregate principal amount of \$71,131,373.

Pledged Revenues and Debt Service Coverage:

For fiscal year 2013-2014, the first year of operation of the Project, net revenues are estimated to be approximately \$8.07 million. The projected annual debt service coverage is 2.65x in 2014-2015 (after capitalized interest) and 3.52x in 2018-19. Included in the net revenue amount listed above are expected excess funds in the Surplus Fund of the 2010 Indenture that will be available for transfer into the 2012 Indenture. The projected debt service coverage has been calculated using an average coupon of 4.75%, with an all-in true interest cost of 4.85% on the Debt through the assumed maturity date of July 1, 2042.

Projected net revenues are based on an assumed academic year occupancy rate of 95%. The University has assumed that the projected revenues and expenses will increase by 3% per year. The projections provided by the University indicate that the pledged revenues will be sufficient to pay required debt service on the Debt.

(See Attachment 2 for a table of historical and projected pledged revenues and debt service coverage prepared based upon revenue information supplied by the University.)

Type of Sale:

The University provided an analysis of the most appropriate method of issuing the debt (competitive versus negotiated) as required by the Debt Management Guidelines. The University is requesting approval for a negotiated sale. The University feels that among other factors, uncertainty in the market combined with the fact that the structure is unique and requires additional marketing warrant a negotiated sale.

Analysis and Recommendation:

Staff of the Board of Governors and the Division of Bond Finance has reviewed the information provided by Florida Atlantic University with respect to the request for Board of Governors approval for the subject financing.

Based upon the information provided, the University feels that demand for the existing and proposed housing is adequate to support construction of the Project. Additionally, the housing system has historically generated positive debt service coverage and is projected to continue to provide adequate debt service coverage in

the future based on reasonable assumptions as to revenue and expenditure growth.

The proposed financing is in compliance with the Florida Statutes governing the issuance of university debt and is in compliance with the Board of Governors Debt Management Guidelines. Accordingly, staff of the Board of Governors recommends adoption of the resolution authorizing the proposed financing.

Florida Atlantic University

Freshman and Sophomore Housing Market Study

Final Report
March 2012



BRAILSFORD & DUNLAVEY



In the Fall of 2011, Florida Atlantic University (“FAU”) engaged Brailsford & Dunlavey (“B&D”) to complete a Freshman and Sophomore Housing Market Study (the “Study”). The intention of the Study was to gauge the interest for, and evaluate the feasibility of, developing new freshman and sophomore on-campus housing at FAU.

This report was prepared by B&D’s project team and sets forth B&D’s findings and recommendations as part of the Study. The findings contained herein represent the professional opinions of B&D personnel based on assumptions and conditions detailed in this report. B&D has conducted research using both primary and secondary information sources, which are deemed to be reliable but whose accuracy B&D cannot guarantee.

SECTIONS

1. Executive Summary
2. Focus Group Analysis
3. Off-Campus Housing Market Analysis
4. Survey Analysis
5. Demand Analysis
6. Financial Analysis

APPENDICES

- A. Survey Results
- B. Off-Campus Housing Market Analysis Data
- C. Financial Model

Section 1

Executive Summary



BRAILSFORD & DUNLAVEY



OBJECTIVES

In Fall 2011, Brailsford and Dunlavey was engaged by Florida Atlantic University to perform a student housing market analysis for additional on-campus housing geared towards full-time freshmen and sophomores on the Boca Raton campus. B&D's scope of work included a student survey, student focus groups, a demand analysis, and an off-campus housing market analysis. The feasibility of a future residential project was also analyzed through a financial model which assisted in the development of a rental rate structure that was later tested in the survey. At the conclusion of the study, B&D recommended a range of solutions for the project, which vary based upon future enrollment projections and levels of risk tolerance favored by the institution.

SUMMARY OF FINDINGS

Focus Group Analysis

B&D conducted focus group sessions with students from four different demographic categories: freshmen in on-campus housing, sophomores in on-campus housing, Resident Assistants, and undergraduates in off-campus housing. The purpose of the focus group interviews was to engage a variety of FAU students in dynamic conversations about their preferences, experiences, and recommendations regarding on- and off-campus housing.

Overall, students are happy with their experiences at FAU. Many mentioned that on-campus housing was a significant factor in their decision on where to attend school, and the opportunity to have a roommate to enhance their college experience was important as well.

The majority of students seem to have enjoyed their experience living on campus for their first year because of the quality of the residence halls, suite-style room configurations, and social opportunities. However, students would like to see physical improvements in the new facility including laundry rooms on each floor, carpeted floors, better sound proofing in the walls, and improved cell phone reception.

Students decide to live off campus after their freshman year because of price, independence, private bedrooms, quiet study space, and no meal plan requirement.

Students felt that a new dining facility should include visible nutrition information, different food offerings, healthier food choices, and should be configured as a traditional dining hall, rather than as a retail concept like the Breezeway Café.

Off-Campus Analysis

The off-campus rental housing market near FAU is large and diverse. However, many of the properties in close proximity to FAU cater to an upscale or vacation rental market and are not as conducive to student lifestyles or budgets.

B&D identified 40 properties in the surrounding community and gathered data on their locations, rental rates, and amenities. The following average monthly rental rates were identified:

- Studio: \$848 per unit / \$848 per room
- One-Bedroom: \$994 per unit / \$994 per room
- Two-Bedroom: \$1,316 per unit / \$658 per room
- Three-Bedroom: \$1,752 per unit / \$584 per room
- Four-Bedroom: \$2,454 per unit / \$614 per room

The average rental rate per room across all units is approximately \$740 per month.

Survey Analysis

B&D received a total of 1,072 responses to an electronic survey that was e-mailed to the full-time freshman and sophomore student populations on the Boca Raton campus. The purpose of the student survey was to determine students' housing and dining preferences. In addition, the survey data forms the basis for B&D's demand recommendations.

Based upon the survey responses:

- Students are very satisfied with their current living situation. Approximately 79% of on-campus students and 67% of off-campus students said that their current living arrangements were either "Very satisfactory" or "Satisfactory".
- Nearly 67% of respondents said housing was either a "Very important" or "Important" factor in their decision to attend FAU.
- Sixty-nine percent of freshmen and sophomores who live off-campus currently live with their family, 27% are renters, and 3% own a house or a condominium.
- Fifty-three percent of students renting in the off-campus market pay between \$400 - \$1,000 per month in rent and 72% pay between \$50 - \$100 per month in utility costs.
- Approximately 40% of survey respondents who live off campus report a commute time to campus of 30 minutes or more.
- The three most desirable amenities for freshmen were washer/dryer in-unit, private bedroom, and quiet study space. The three most desirable amenities for sophomores were a private bedroom, washer/dryer in-unit, and a kitchen in-unit.
- The three least desirable amenities for freshmen were academic space in the building, living learning communities, and double-occupancy bedrooms. The three least desirable amenities for sophomores were double-occupancy bedrooms, a community laundry room, and academic space in the building.
- In regards to dining, both on-campus and off-campus students find a coffee house to be the most desirable new feature. Dietary preferences are relatively neutral for both groups of students, with vegetarian options being the most desirable and vegan options the least.



Demand Analysis

Based on the survey results, B&D performed a demand analysis. This analysis generated three distinct target markets. These target markets consist of the following:

Target Market A – Current Off-Campus Renters

- Current FAU student,
- Full-time status,
- Single without children,
- Rents an apartment/house/room, and
- Currently pays rent equal to or exceeding \$400 per month.

Target Market B – Live with Parents/Relatives – Commute 30+ Minutes

- Current FAU student,
- Full-time status,
- Single without children,
- Lives with parents/relatives, and
- Commutes more than 30 minutes (one-way) to campus.

Target Market C – Freshmen Living in FAU Apartments

- Current FAU freshman student,
- Full-time status,
- Single without children, and
- Lives in Innovation Village or University Village Apartments.

B&D determined a capture rate in each of the target markets. The capture rate reflects the percentage of students in the target market who indicated their intention to live in the proposed units. This capture is applied to the enrollment figures, thereby generating the project's demand.

FAU has provided B&D with two enrollment growth scenarios for freshmen and sophomores. The demand calculations are based upon enrollment growth scenarios of 4% and 7.85%.

It is important to note that B&D considers the demand for Target Market B to be somewhat more volatile than the other target markets. This is due to the population's current low housing cost, as a result of living with family members, and relative proximity to campus. Therefore, B&D has established two risk level scenarios that are based upon the percentage of Target Market B that is included in the overall demand calculations. The moderate risk scenario includes 50% of the demand generated by Target Market B, while the higher risk scenario includes 75% of the demand generated by Target Market B.

Exhibit 1.1 on the following page outlines the combined demand for the proposed housing, differentiated by enrollment growth and risk level scenarios.

4% Enrollment Growth				
Moderate Risk	Target Market	Total Beds	2 Bedroom Suite Double	4 Bedroom Suite Single
	Current Renters	106	61	45
	Live with Family (50%)	176	73	103
	FAU Apartments	262	105	157
Total	544	239	305	

4% Enrollment Growth				
Higher Risk	Target Market	Total Beds	2 Bedroom Suite Double	4 Bedroom Suite Single
	Current Renters	106	61	45
	Live with Family (75%)	263	110	154
	FAU Apartments	262	105	157
Total	631	276	356	

7.85% Enrollment Growth				
Moderate Risk	Target Market	Total Beds	2 Bedroom Suite Double	4 Bedroom Suite Single
	Current Renters	114	65	49
	Live with Family (50%)	189	79	110
	FAU Apartments	282	113	169
Total	585	257	328	

7.85% Enrollment Growth				
Higher Risk	Target Market	Total Beds	2 Bedroom Suite Double	4 Bedroom Suite Single
	Current Renters	114	65	49
	Live with Family (75%)	283	118	165
	FAU Apartments	282	113	169
Total	679	296	383	

Exhibit 1.1: Combined Demand



Recommendations

B&D supports the development of additional on-campus housing geared towards freshmen and sophomores on FAU's Boca Raton campus. The total demand for the proposed project, assuming a moderate level of risk tolerance, is between 544 and 585 beds, based upon the level of future enrollment growth. The total demand for the proposed project, assuming a higher level of risk tolerance, is between 631 and 679 beds, based upon the level of future enrollment growth.

A potential unit mix for a theoretical project of 600 beds could consist of the following:

- Four-bedroom (single-occupancy), two-bathroom suite: 400 beds
- Two-bedroom (double-occupancy), two-bathroom suite: 200 beds

It is important to note that this unit mix represents a shift in a portion of demand from two-bedroom suites to four-bedroom suites. This shift is acceptable based upon survey responses indicating a strong preference for four-bedroom units as a second choice, if first choice units were not available.

Financial Performance

B&D developed a financial model to determine the financial performance of the project. The following elements were included in the financial model for analysis:

- Construction of 614 undergraduate beds
- Construction of 9,000 net square feet food service venue
 - Total project cost (excluding financing fees): \$41,678,000
 - Financing costs (includes additional fees): \$7,737,000
 - Total cost per bed: \$80,480
 - Total project gross square feet: 189,796
 - Total gross square feet per bed: 309

In addition, Florida Atlantic University provided a debt service schedule for the first ten years of the proforma. Additional financing assumptions include a fixed interest rate of 4.75% and a debt term of 30 years.

The following rental rate structure was used within the model (shown in 2011 \$'s):

- \$3,329 per bed, per semester for a double-occupancy bedroom in a two-bedroom suite
- \$4,394 per bed, per semester for a single-occupancy bedroom in a four-bedroom suite

B&D also included summer occupancy revenues, student repair fees, and conference/guest housing fees in the model. B&D calculated expenses based upon an expense budget provided by FAU.

Based upon the above assumptions, the project will have a positive net operating income and a debt coverage ratio of 1.27:1.00 in Year 2 of the financial model. **Exhibit 1.2** below displays the net operating income and debt coverage ratio for the first ten years of the proforma.

Fiscal Year	Net Operating Income	Debt Coverage Ratio
2013-2014	\$3,790,300	N/A
2014-2015	\$3,994,000	1.27
2015-2016	\$4,113,800	1.31
2016-2017	\$4,237,300	1.35
2017-2018	\$4,364,400	1.39
2018-2019	\$4,495,300	1.43
2019-2020	\$4,630,100	1.47
2020-2021	\$4,769,100	1.51
2021-2022	\$4,912,100	1.56
2022-2023	\$5,059,500	1.61

Exhibit 1.2: Debt Coverage Ratio



Section 2

Focus Group Analysis



BRAILSFORD & DUNLAVEY



OBJECTIVES

The purpose of the focus group interviews was to engage a variety of FAU students in dynamic conversations about their preferences, experiences, and recommendations regarding on- and off-campus housing. Focus groups were intended to yield qualitative data, reveal hidden sensitivities, and assist with the overall analysis of the needs for freshman and sophomore housing at FAU.

METHODOLOGY

Focus group sessions were held on January 9, 2012 at University Housing Central Office (SH-46 207), Nations Multi-Purpose Room, Student Union, and Innovation Village Apartments South (IVA-S). The housing focus groups were intended to engage participants in a dialogue about residential programming, housing preferences, off-campus housing opportunities, and a variety of other topics including dining options. Demographics for the focus groups included freshmen in on-campus housing, sophomores in on-campus housing, Resident Assistants within on-campus housing, and undergraduates in off-campus housing.

Each focus group was led by a moderator from Brailsford & Dunlavey whose role was to guide the conversation to address issues pertaining to the proposed freshman and sophomore housing project. The moderator introduced a series of questions, intentionally open-ended in nature, and permitted individuals to discuss tangential issues and engage in dynamic conversations. In total, 45 students over five separate sessions provided feedback on student housing, student residential life, and the campus in general. Participants in all sessions were, generally, very vocal on the subject matter, and the interaction proved informative.

The following report is an overview of the key findings of the focus groups and contains a summary of the discussion and specific points raised. The responses shown are meant to illustrate the range of answers, comments, and concerns voiced during the sessions.

DETAILED ANALYSIS

Why did you decide to attend FAU? What are some other schools you looked at? How critical was on-campus housing to your decision to attend FAU?

- Students mentioned a variety of reasons for deciding to attend FAU, including the natural beauty of the campus, the affordability of the University, academic programs (Business Administration and Management, Elementary Education and Teaching, Marketing, Accounting, Criminal Justice/Safety Studies), proximity to home, the University's emerging reputation, and strong elements of cultural diversity.
- In addition to FAU, students applied to University of South Florida, University of Florida (Gainesville), Florida International University, University of Tampa, and University of North Carolina – Greensboro.

- On-campus housing seemed to be a factor in many students' decision to attend FAU. Some students mentioned the high quality of on-campus housing, students looking for a "college experience," location, amenities, and personal freedom from families, social opportunities in the residence halls, and the unique identities each hall has within the campus community.

Are you familiar with student housing options provided on campus? Do you reside in one of these residence halls? Do you have a roommate? Are you satisfied with the on-campus housing options?

- Students were familiar with on-campus housing through campus orientations and through friends and family who had previously lived in campus residence halls.
- The majority of focus group participants resided in Glades Park Towers, Heritage Park Towers, Indian River Towers, and Innovation Village North and South. Some students were residents of Algonquin, while no students were present from the Business and Professional Woman's Scholarship House.
- Many of the students participating in the focus groups had roommates. Several commented that having a roommate enhanced their "college experience." They believe the roommate experience helps with providing a social outlet while connecting them to on-campus activities.
- The facilities received high praise for the number of amenities offered and their proximity to academic buildings, the Breezeway, and the Student Union.
- Students living in Glades Park Towers, Heritage Park Towers, and Indian River Towers were especially satisfied with their experience in on-campus housing due to the strong community developed in each residential area.
- Those living in Innovation Village North and South had high levels of praise for the apartment complex. In regards to the community of Innovation Village Apartments North and South, some suggested that there was a need to develop more programming in conjunction with the residence halls.

What amenities would you like to have included in your on-campus residence hall?

- Students overall were very satisfied with the amenities, configuration of units, and the community in the residence halls.
- Outdoor amenities such as outdoor social spaces including BBQ pits, covered patios, and outdoor tables and chairs were mentioned by a number of students. Students responded very well to any outdoor areas that were shaded, but near existing residence halls.
- Students were also very aware of their surroundings and the design of the buildings. They suggested shorter hallways citing the long hallways of Indian River Trails not fostering community, carpeting on the floors, both open and closed door social spaces/lounges to interact, better sound proofing in the walls, improved Wi-Fi or Ethernet, and the ability to open windows.



- Many participants expressed enthusiasm for the suite-style, semi-private bathrooms located in the residence halls. They felt this configuration provided sufficient privacy while not limiting their ability to build community within the hall.
- Students stated that they preferred a bathroom configuration where the sink and toilet were separate from the shower stall. They felt this configuration would provide the most flexibility and help to alleviate roommate issues.
- Students also commented that they were not aware of the community kitchens located in each residence hall. They liked the idea of a kitchen on each floor.
- Participants felt that they would prefer laundry rooms located on each floor, as opposed to a centralized laundry room on the first floor.

How would you describe the off-campus housing market including cost, amenities, location, and availability?

- Participants in the focus group commented that the reason why students decide to move off campus is for more affordable rents and increased privacy. They prefer their own space and do not want to share a room with a roommate.
- Students also cited the requirement to pay for a university meal plan as another factor in their decision to move off campus.
- Students mentioned that living off campus does not exclude them from participating in on-campus programming.
- Some of the focus group participants were unaware of cost, amenities, location, and availability in the off-campus market due to their class standing at FAU.
- A few students stated it can be easier to study when living in off-campus housing. Residence halls can be very noisy and not conducive to studying.

What other feedback or suggestions would you like to share as part of the FAU on-campus housing study?

- Students were very dissatisfied with the cell phone reception in Innovation Village Apartments. They stated it was very difficult to make any phone calls, contact parents, or even know if a guest is waiting for them outside of the building.
- Students were concerned about the affordability of future on-campus housing. Some students stated that it was already difficult to afford the current on-campus housing rates, and knew of students who had to move home due to lack of funds.
- Students commented that the food options offered on campus quickly become “predictable” and get “old” due to lack of options and food stations.

- Students would like to see postings of calorie breakdowns and nutritional information for the foods they are consuming on campus.
- Students commented that they would prefer a sit down dining hall within the residence hall compared to dining options which require using Owl Bucks similar to the Breezeway Café.
- Participants voiced an interest in having the ability to take leftovers from the dining hall.
- Students hoped that FAU Dining would reinstate the ice cream machine in the Centre Marketplace.

SUMMARY OF FINDINGS

Overall, students are happy with their experiences at FAU. Many mentioned that on-campus housing was a significant factor in their decision on where to attend school, and the opportunity to have a roommate to enhance their college experience was important as well.

The majority of students seem to have enjoyed their experience living on campus for their first year because of the quality of the residence halls, suite-style room configurations, and social opportunities. However, students would like to see physical improvements in the new facility including laundry rooms on each floor, carpeted floors, better sound proofing in the walls, and improved cell phone reception.

The majority of students decide to live off campus after their freshmen year because of price, independence, private bedrooms, quiet study space, and no meal plan requirement. The proposed dining facility should include visible nutrition information, different food offerings, healthier food choices, and should be configured as a traditional dining hall rather than retail concepts like the Breezeway Café.



Section 3

Off-Campus Housing Market Analysis



BRAILSFORD & DUNLAVEY



OFF-CAMPUS HOUSING MARKET ANALYSIS

OBJECTIVES

The objective of the off-campus market analysis was to identify the nature of the private rental housing market, allowing a comparison of non-university housing options that are available to students at Florida Atlantic University. Data were collected for the neighborhoods surrounding the campus that were most likely to be populated with FAU students. Specific locations and properties were determined to be significant based on conversations with students and FAU administrators during the kick-off meeting, focus group sessions, and presentation. The analysis highlights the price, distance, variety, size, and amenities offered by the private rental market near FAU.

METHODOLOGY

Through community tours, conversations with students and property managers, and Internet searches, B&D identified a list of 40 apartment communities that were analyzed as a part of this section. Quantitative information, such as rental rates, lease terms, unit types, and amenities are based on findings from January 2012. A full report of the data collected can be found in ***Appendix B: Off-Campus Housing Market Analysis Data.***

FINDINGS

The analysis shows a significant supply of private rental properties in the market near FAU's Boca Raton campus. The rental market includes a variety of property types including large apartment communities, high-end condominiums, townhouse, and vacation rentals. Housing is available in studio, one-bedroom, two-bedroom, and three-bedroom unit types, allowing students the option of living alone or with roommates in order to decrease overall housing costs.

FAU's proximity to major interstates provides a variety of affordable rental options within a fifteen minute drive of campus. Boca Raton was the primary community included in the off-campus market analysis; however several properties were outside the Boca Raton city limits. The data collection focused on a driving radius of 15 minutes or less from campus in order to provide a comparable level of convenience to on-campus housing. While the quality and condition varied across all properties, most provided air conditioning, a pool, and washer/dryer in-unit.

The downside of the rental market near FAU is that most properties do not cater to the needs of students. Student-focused properties usually include features such as individual leases, roommate matching, utilities included in rent, convenient location to campus, furnished units, and computer labs. B&D's analysis included one property, Addison Park, which would qualify as a student-focused community. Addison Park is a relatively new property (opened August 2009) that has been converted from condominiums to apartments specifically geared towards students. This property is located less than 2 miles from both Florida Atlantic University and Lynn University.

OFF-CAMPUS HOUSING MARKET ANALYSIS

Price Points

The average monthly rental rate (assuming single-occupancy bedrooms), exclusive of utility charges, ranges from \$848 for a studio to \$2,454 for a four-bedroom unit per month (**Exhibit 3.2**).

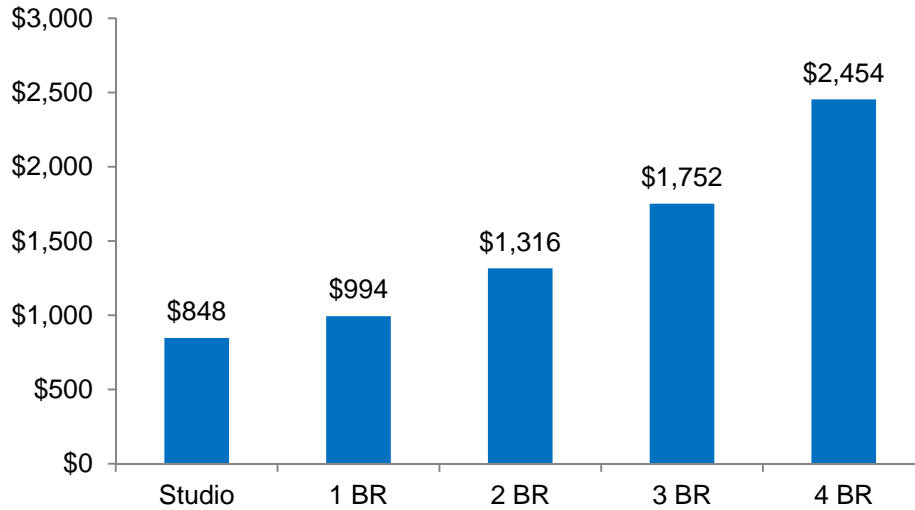


Exhibit 3.2: Average Monthly Rental Rates by Unit Type

The least expensive unit type on a per-room basis was a four-bedroom apartment, which averaged \$614 per room per month. The most expensive unit type, on average, was a one-bedroom apartment, averaging \$994 per room per month (**Exhibit 3.3**).

The average rental rate per room across all units is approximately \$740 per month. This does not take into account any student that may elect to share a bedroom.

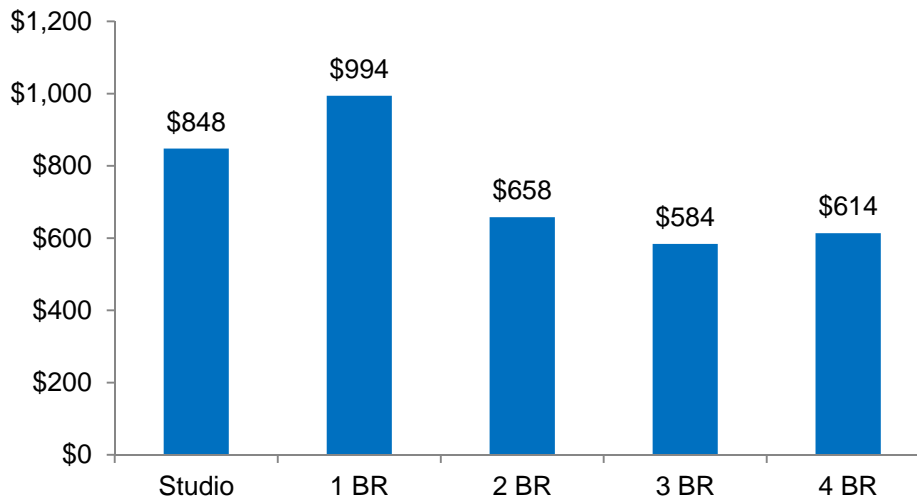


Exhibit 3.3: Average Monthly Rental Rates per Bed (Single-Occupancy)

OFF-CAMPUS HOUSING MARKET ANALYSIS

Amenities

In the amenities analysis, there were no properties that offered all of the amenities considered in this study (**Exhibit 3.4**). The most common amenities were air conditioning, washer/dryer in-unit, and pool.

Amenities	# of properties offering	% of properties offering
A/C	39	98%
Washer/Dryer In-Unit	30	75%
Pool	30	75%
Cable	24	66%
Fitness Center	21	53%
Internet	15	38%
Lounge/Clubhouse	14	35%
Reserved Parking	13	33%
Furnished	9	23%
Computer Lab	6	15%
Gated Entry	5	13%

Exhibit 3.4: Amenity Offerings in FAU Off-Campus Apartments

Property Profiles



Exhibit 3.5: Addison Park

Addison Park (**Exhibit 3.5**) is a student-focused property that opened in August 2009 and has been marketing to FAU's student population. The property is located two miles directly east of FAU's campus. Addison Park offers student-friendly amenities such as roommate matching, individual leases, and furnished units. The leasing office indicated that the regular security deposit is \$250 with an application fee of \$185.

Addison Park only offers three-bedroom units that range in size from 1,663 square feet to 2,280 square feet averaging \$900 per month per person (\$850 for a downstairs bedroom and \$950 for an upstairs bedroom). Included in the monthly rent are a number of amenities such as high speed Internet, cable TV, water, sewer, and trash. All units are townhouse-style and offer two car



OFF-CAMPUS HOUSING MARKET ANALYSIS

garages, patios, and three bathrooms (Exhibit 3.6 & 3.7).



Exhibit 3.6: Unit A – 3 Bedroom / 3 Baths, 1,663 sf



Exhibit 3.7: Unit B – 3 Bedrooms / 3 Baths, 2,280 sf

The Addison Park community offers a variety of additional amenities including a fitness center clubhouse, computer center, controlled / gated access, in-unit washer and dryer, pool, and private bathrooms. The leasing office indicated as of February 2012, units were currently 95% occupied.

OFF-CAMPUS HOUSING MARKET ANALYSIS



Exhibit 3.8: Mizner Court at Broken Sound

Mizner Court at Broken Sound (**Exhibit 3.8**) is another student-friendly apartment complex located approximately six miles to the north west of the FAU campus. This property contains 450 one-, two- and three- bedroom units in seven separate buildings. The one-bedroom, one-bathroom units (**Exhibit 3.9**) rent for approximately \$1,296 per month and the two-bedroom, two-bath units rent (**Exhibit 3.10**) for approximately \$1,683 (\$841 per person). There were no three-bedroom apartments at \$1,400 per month (\$500 per person) available for rent when the off-campus analysis was conducted. In addition, there is a \$400 security deposit.

Community amenities at Mizner Court at Broken Sound include high-speed Internet, washer/dryer in-unit, pool, and dishwasher. The property offers the option of nine or twelve month leases.



Exhibit 3.9: One Bedroom/One Bathroom



Exhibit 3.10: Two bedroom/Two Bathroom



OFF-CAMPUS HOUSING MARKET ANALYSIS

Future Development

A new 731-bed housing facility marketed towards students is planned for 135 NW 20th Avenue. While the project has not received full City Council approval as of the date of this report, the project could have an impact to on-campus housing occupancy. The project, as currently designed, is a four-story building containing four-bedroom apartment units. The property will be gated and may contain retail amenities including a dry cleaners and convenience store. A developer has not been publicly named, but the project is currently represented by the law firm Siemon & Larson.

SUMMARY OF FINDINGS

The off-campus rental housing market near FAU is large and diverse, but does not cater to students. Students have access to apartments, condominiums, and townhouses of varying size and quality in studio, one-, two-, and three-bedroom configurations.

The findings from B&D's research are summarized below:

- 31 of the 40 properties (over 77%) are within five miles of the FAU campus.
- The least expensive unit type on a per-room basis was a four-bedroom apartment, which averaged \$614 per room per month.
- The most expensive unit type, on average, was a one-bedroom apartment, averaging \$994 per room per month.
- The most prevalent amenities are air conditioning, washer/dryer in-unit, and pool.
- Many of the properties in close proximity to FAU cater to an upscale or vacation rental market and are not as conducive to student lifestyles or budgets.

Section 4

Survey Analysis



BRAILSFORD & DUNLAVEY



OBJECTIVES

B&D conducted an electronic survey that covered full-time freshman and sophomore students currently enrolled at FAU on the Boca Raton campus. Students surveyed responded to questions related to housing preferences and dining options. Data collected through the student survey is also the basis for B&D's demand recommendations in **Section 5: Demand Analysis**.

METHODOLOGY

Survey questions were designed to assess current housing preferences, housing selection criteria, unit preferences, and dining interests. Response options were structured to maximize information in the projection of desirable facility characteristics and demand for specific housing amenities. Demographic questions allowed B&D to organize the responses and analyze demand based on different student characteristics.

SURVEY SIGNIFICANCE

A total of 1,072 FAU students responded to the survey between January 13, 2012 and February 23, 2012. Based upon a full-time freshman and sophomore population of 4,978, the margin of error is +/- 2.99% within a 95% confidence level (see **Exhibit 4.1**). With 1,072 respondents, the survey captured approximately 22% of the FAU freshman and sophomore full-time student population on the Boca Raton campus.

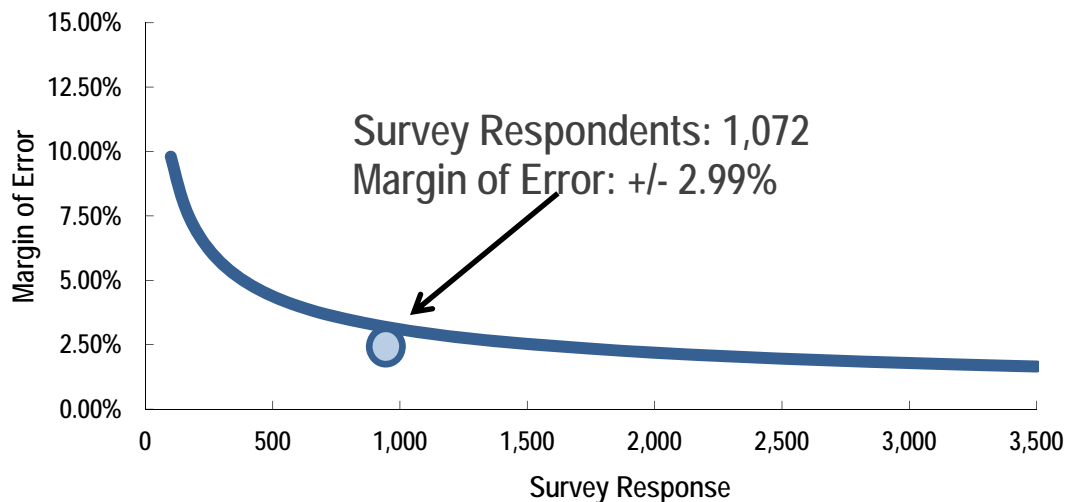


Exhibit 4.1: Margin of Error

SURVEY RESULTS

Survey Demographics

The survey demographics are generally consistent with the overall FAU student population demographics on the Boca Raton campus. Freshmen and sophomores are well represented against the FAU survey population (**Exhibit 4.2**). The male to female composition demonstrates an overrepresentation of females to males by approximately 8%, which is commonly seen in student surveys. In addition, weight factors were introduced to the demand projections, where necessary, to balance the over- and under-representation in relevant demographic categories.

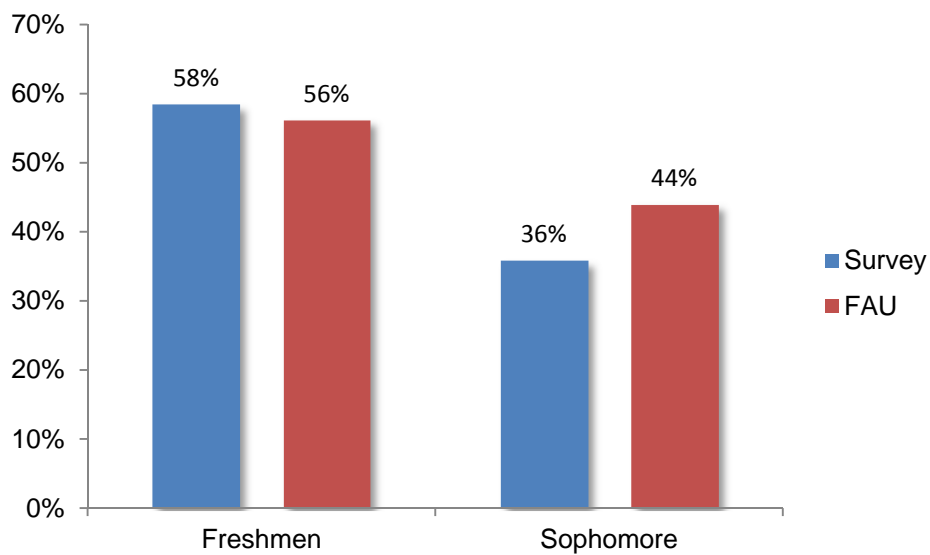


Exhibit 4.2: Survey vs. FAU Demographics

The vast majority of survey respondents, 91.6% were between the ages of 18 to 20 years old. In addition, 97% of survey respondents are single without children, 2% are married/partnered without children, and the remaining 1% are either married/partnered or single with children.

For more detailed information on the survey demographics and results refer to **Appendix C: Survey Results**.



Importance of On-Campus Housing

The survey asked students how importance the availability of on-campus housing was in their decision to attend classes at FAU. The majority of respondents (67%) felt that the availability of on-campus housing was an important factor in their decision to attend FAU (**Exhibit 4.3**).

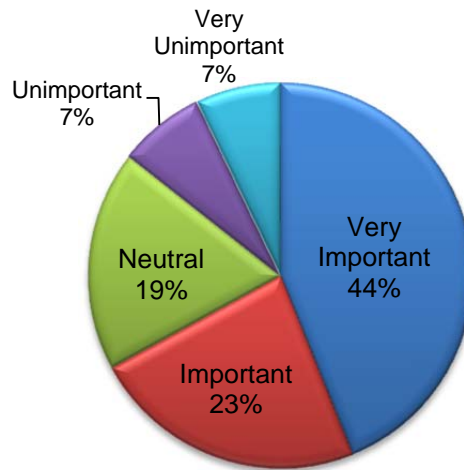


Exhibit 4.3: Importance of On-Campus Housing

When broken down by enrollment level, 73% of freshmen (**Exhibit 4.4**) felt that the availability of on-campus housing was important when compared to 61% of sophomores (**Exhibit 4.5**).

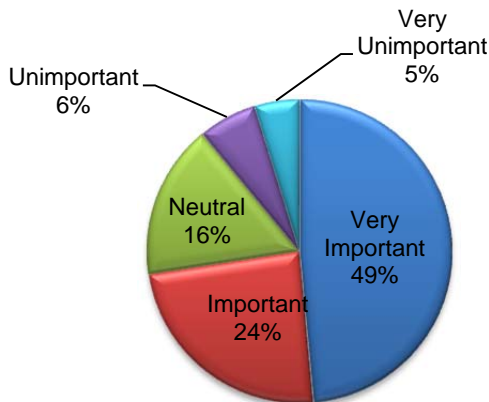


Exhibit 4.4: Importance of On-Campus Housing for Freshmen

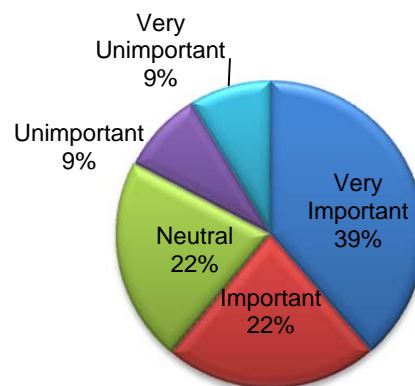


Exhibit 4.5: Importance of On-Campus Housing for Sophomores

On-Campus Housing

For those who currently live in on-campus housing at FAU, 71% of the respondents live in an FAU residence hall while the remaining 29% live within an FAU apartment complex, as shown below in **Exhibit 4.6**.

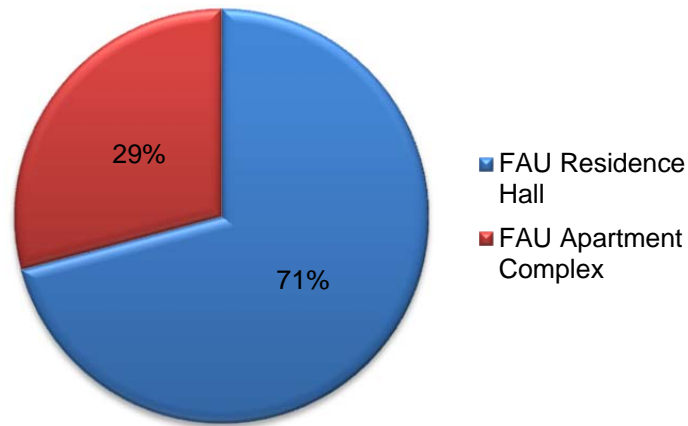


Exhibit 4.6: Current On-Campus Housing Arrangements

Exhibit 4.7 demonstrates the breakdown by enrollment level of survey respondents who are currently living in FAU residence halls.

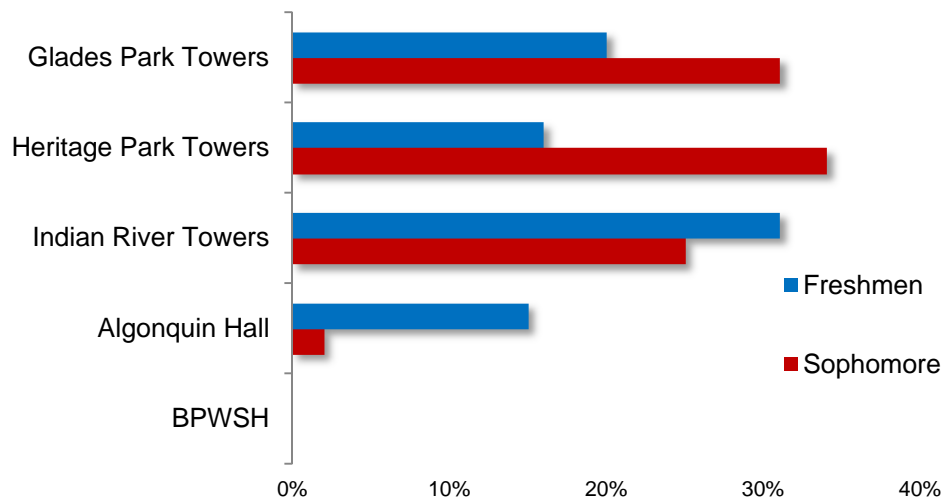


Exhibit 4.7: Campus Residence Halls by Location



Exhibit 4.8 demonstrates the breakdown by enrollment level of survey respondents living in FAU apartment complexes.

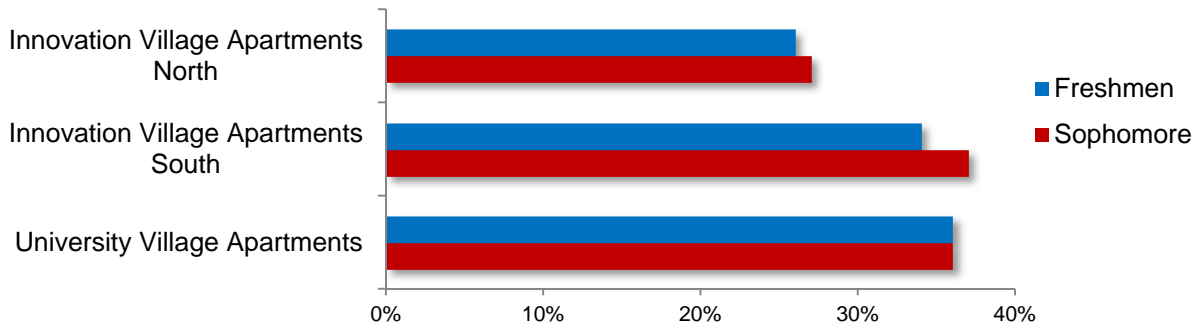


Exhibit 4.8: Campus Apartment Complexes

Off-Campus Housing

The survey asked a series of questions specifically to students living in off-campus housing in order to understand living arrangements and rental rates available to students. **Exhibit 4.9** shows that a large majority (70%) of off-campus respondents currently live with parents/relatives while 27% currently rent their residence. The remaining 3% of respondents own their own home.

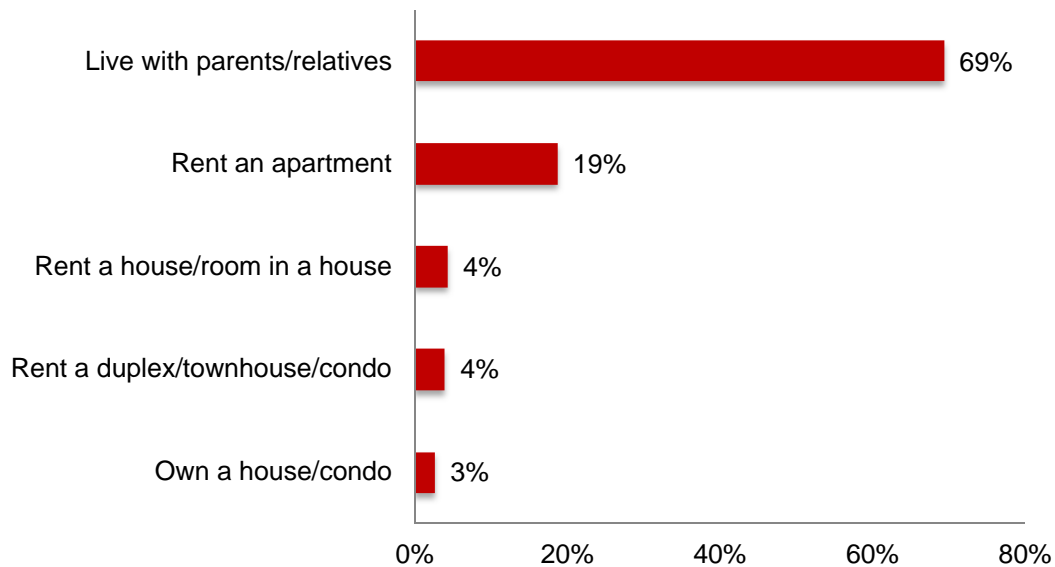


Exhibit 4.9: Current Off-Campus Residence

The survey also asked students how long their commute time was to campus while living in the off-campus market. Students commuting to campus often experience a commute time of 30 minutes or more according to 39% of survey respondents (**Exhibit 4.10**).

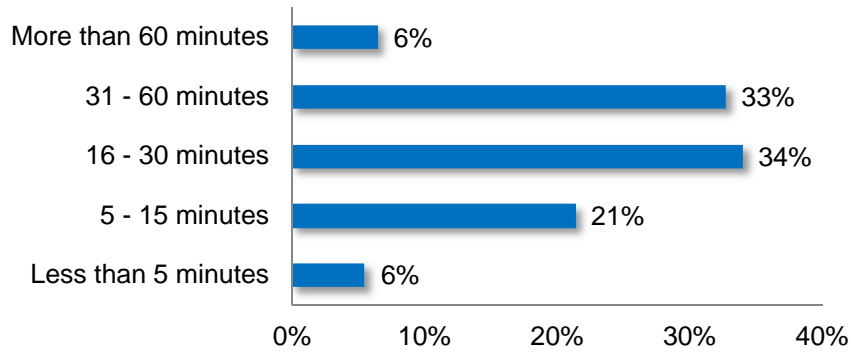


Exhibit 4.10: Commute Time to Campus

Students were also asked about the number of bedrooms in the current residence (**Exhibit 4.11**).

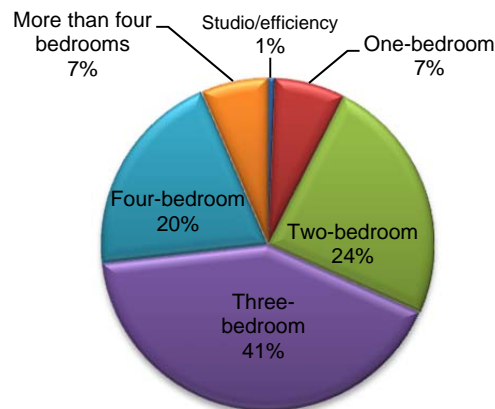


Exhibit 4.11: Number of Bedrooms in Current Residence



83% of the survey population of all freshman and sophomores renting either an apartment, a duplex/townhouse/condominium, or house/room in a house share a bedroom (**Exhibit 4.12**).

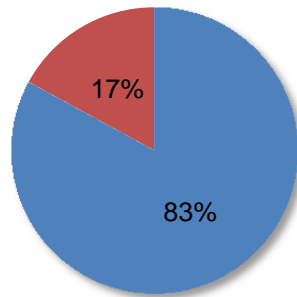


Exhibit 4.12: Shared Bedrooms in Off-Campus Renters Market

The weighted average monthly rent for students in the off-campus market is \$655 per person. **Exhibit 4.13** shows that 53% of students pay between \$400 and \$1,000 a month in rent.

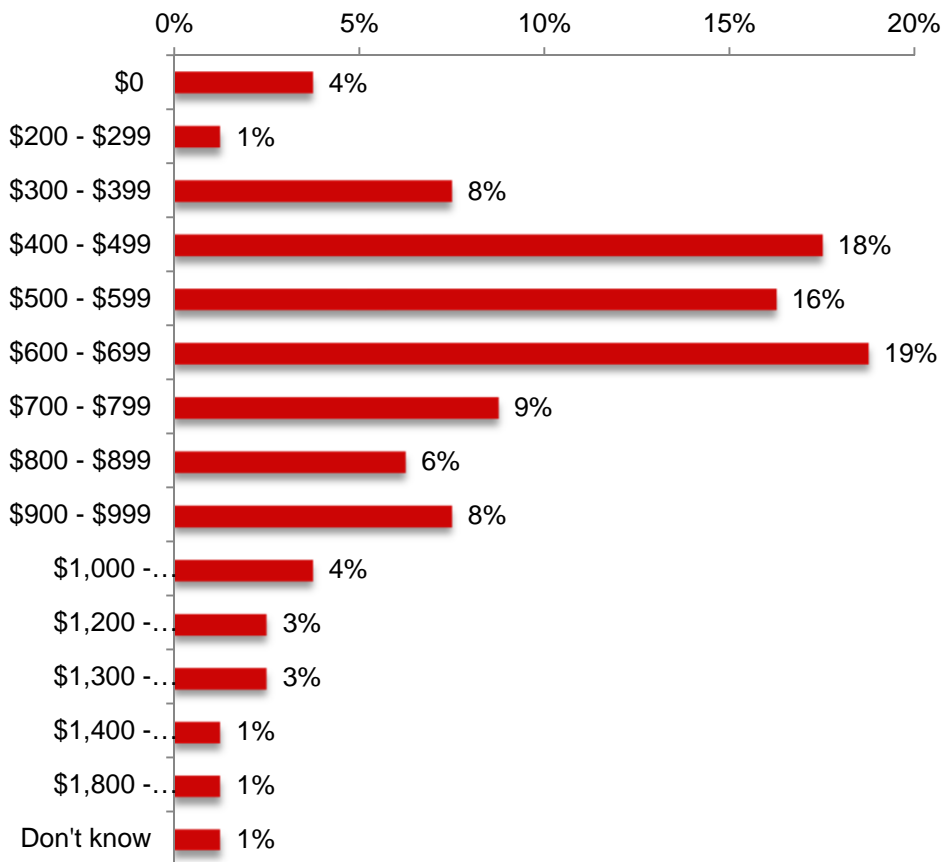


Exhibit 4.13: Average Monthly Housing Costs

The weighted average for monthly utility costs for students renting in the off-campus market is \$70 per person. **Exhibit 4.14** shows that 72% of student renters pay more than \$50 per month in utility costs. Combining monthly rent and utility costs, students living off campus reported paying \$725 per month in housing costs.

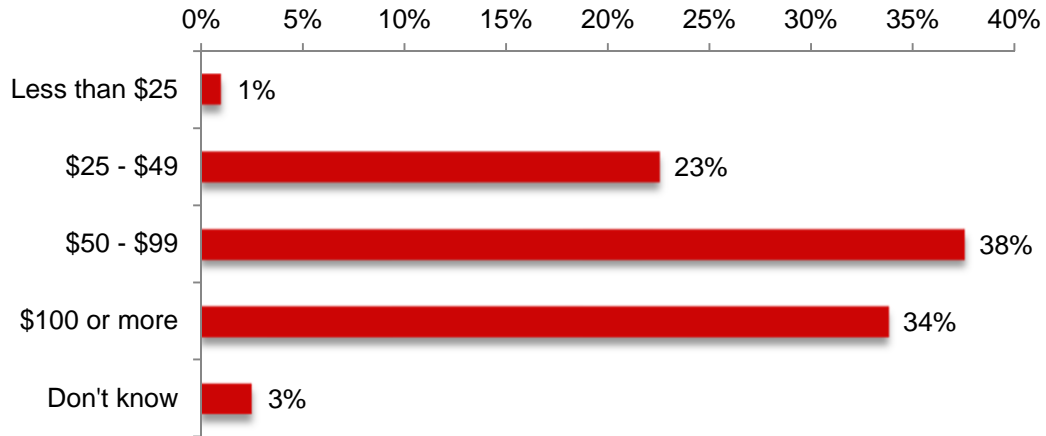


Exhibit 4.14: Average Monthly Utility Costs

Current Living Arrangements

Students were asked a series of questions regarding their current living arrangements. **Exhibit 4.15** shows that approximately 79% of on-campus survey respondents are either “Very Satisfied” or “Satisfied” regarding their current living arrangement. Off-campus respondents were somewhat less satisfied with their housing arrangements as 67% reported being either “Very Satisfied or “Satisfied.”

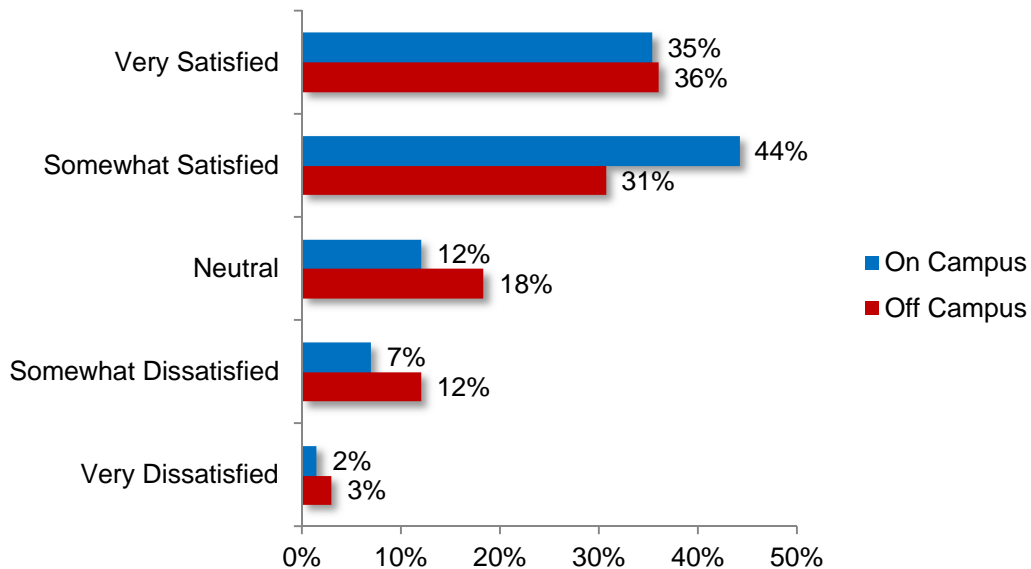


Exhibit 4.15: Satisfaction with Current Living Situation



Future FAU Housing

Students were asked to rank how desirable certain amenities were in on-campus housing. **Exhibit 4.16** below displays the weighted averages of all students' responses, with 5 being a "very desirable" amenity and 1 being a "very undesirable" amenity. The three most desirable amenities for freshmen were washer/dryer in-unit, private bedroom, and quiet study space and for sophomores were a private bedroom, washer/dryer in-unit, and a kitchen in-unit. The three least desirable amenities for freshmen were academic space in building, living learning communities, and double-occupancy bedrooms and for sophomores were double-occupancy bedrooms, a community laundry room, and academic space in building.

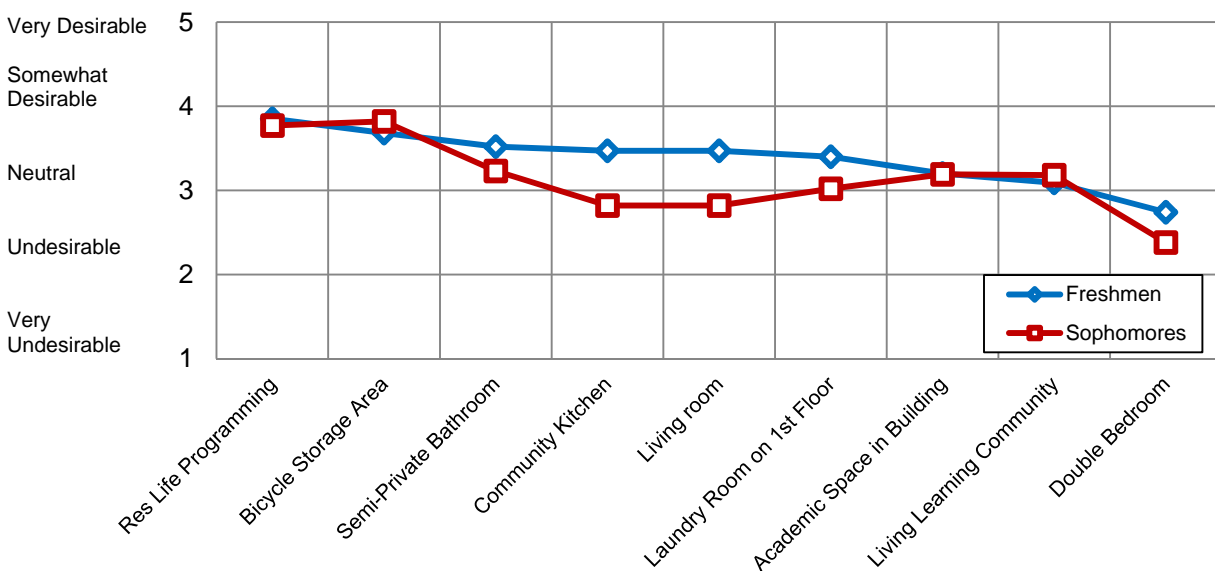
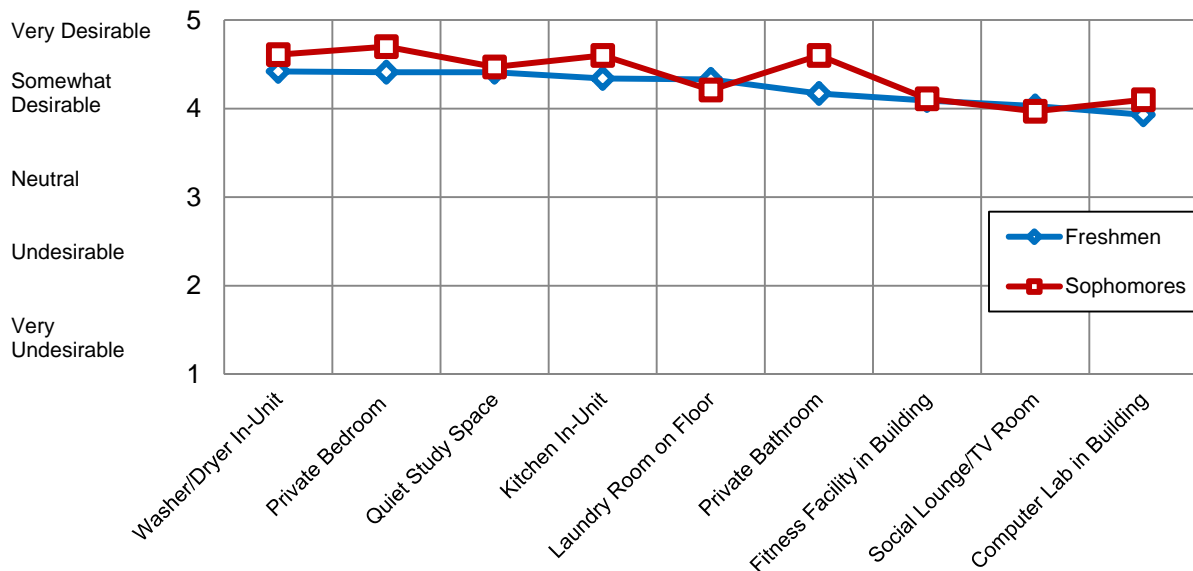


Exhibit 4.16: Most Important Physical Features

Proposed Dining Facility

Following the housing portion of the survey, students were asked a series of questions related to a proposed dining facility that could be included as part of the housing program. These questions were intended to gauge the level of interest, frequency of usage and preferred options that could be included in a new dining facility.

Exhibit 4.17 shows the days of the week both on – and off- campus students would likely eat in the proposed dining facility. Only 14% of on-campus students and 33% of off-campus students stated they would not be likely to use the dining facility at all.

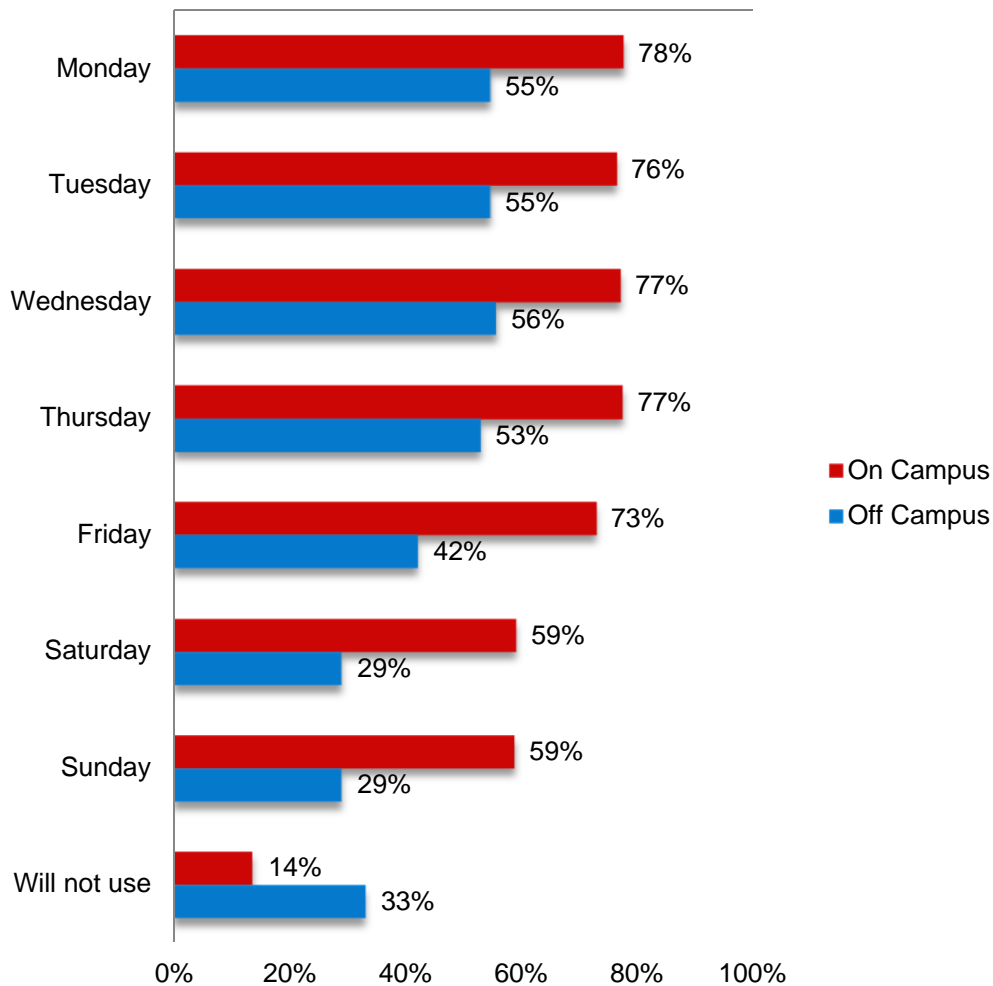


Exhibit 4.17: Days of the Week Eating in the Proposed Dining Facility



Respondents were then asked to identify which meals of the day they would likely eat in the proposed dining facility (**Exhibit 4.18**). Dinner is the most popular meal of the day for on-campus students at 77%, followed closely by 72% of on-campus students reporting they would eat lunch in the new facility as well. The opposite is true for off-campus students, with 54% saying they would eat lunch in the facility and 47% saying dinner would be an option.

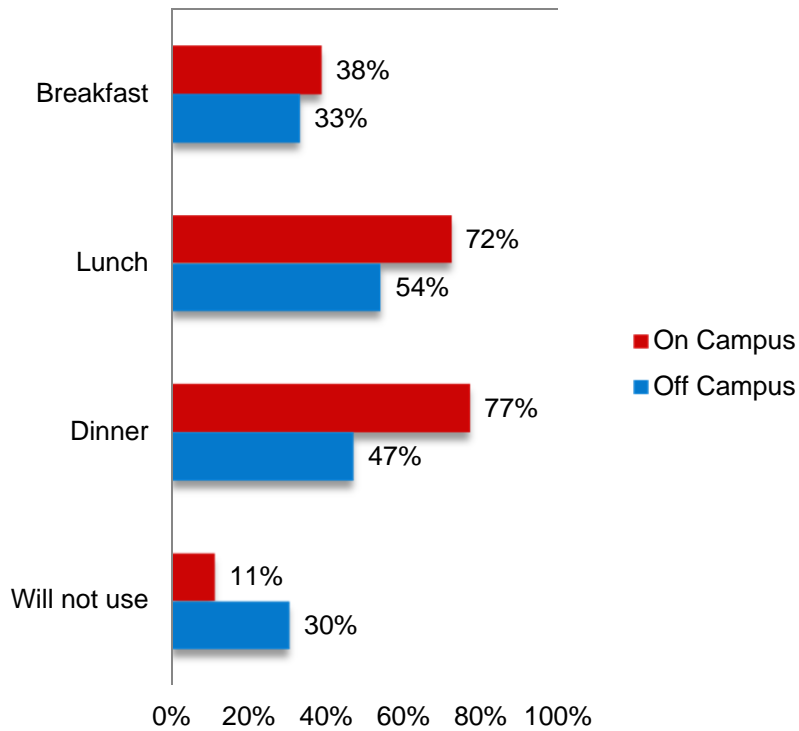


Exhibit 4.18: Meal Time Preferences During the Day

Students were asked to rate the desirability of additional options that could be made available to them in a new dining facility. **Exhibit 4.19** shows that both on-campus and off-campus students find a coffee house to be the most desirable new feature. Dietary preferences are relatively neutral for both groups of students, with vegetarian options being the most desirable and vegan options the least desirable.

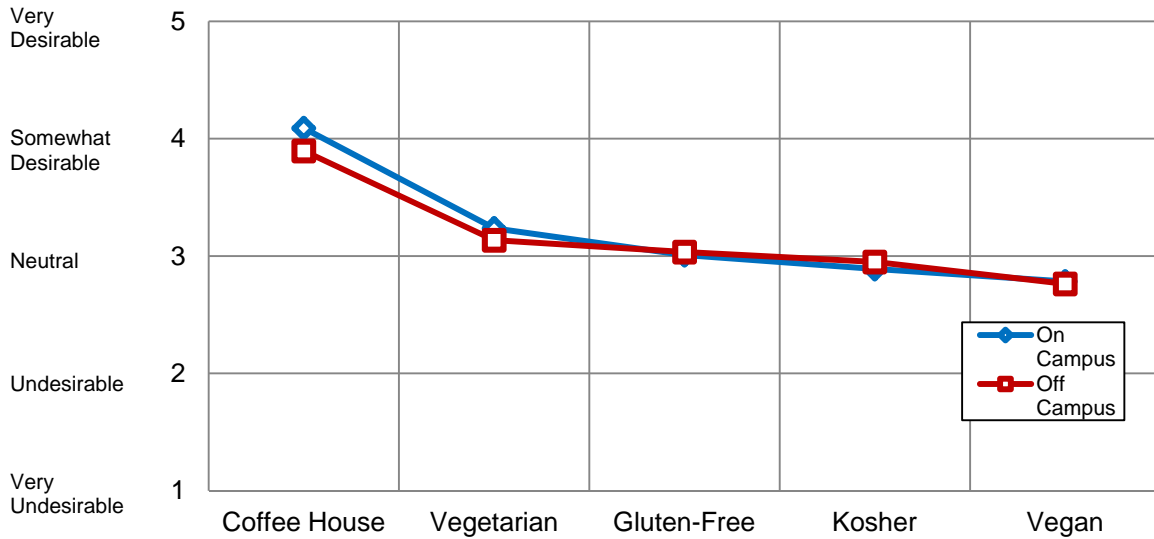


Exhibit 4.19: Dining Option Preferences

When sorted by gender, **Exhibit 4.20** demonstrates that female students find the programmatic and dietary options provided more desirable than male students.

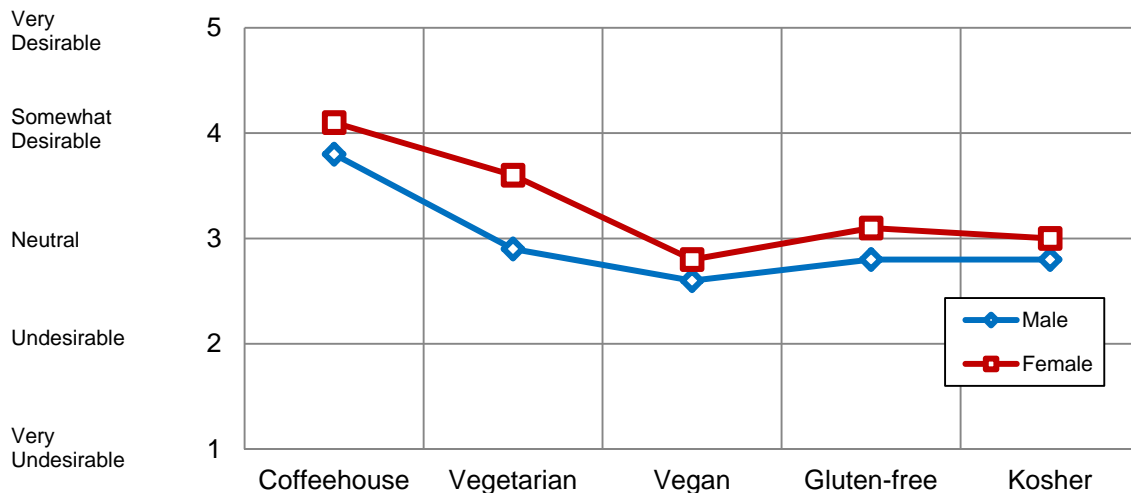


Exhibit 4.20: Dining Option Preferences by Gender



SUMMARY OF FINDINGS

During the Spring 2012 semester, B&D conducted an online survey to test demand for FAU student housing as well as understand preferences, satisfaction levels, current living conditions in the off-campus market, and dining preferences. Based on results discussed in this section, several conclusions can be drawn from the 1,072 student respondents to the survey:

- Overall, students are very satisfied with their current living situation. Approximately 79% of on-campus students and 67% of off-campus students said that their current living arrangements were either “Very satisfactory” or “Satisfactory”.
- On-campus housing ranks as an important factor when students are deciding where to attend school. Nearly 67% of respondents said it was either a “Very important” or “Important” factor in their decision to attend FAU.
- Sixty-nine percent of freshmen and sophomores who live off-campus currently live with their family, 27% are renters, and 3% own a house or a condominium.
- Fifty-three percent of students renting in the off-campus market pay between \$400 - \$1,000 per month in rent and 72% pay between \$50 - \$100 per month in utility costs. The weighted average rent is \$655 per month in rent and \$70 per month in utility costs for an average of \$725 per month in off-campus housing costs.
- Approximately 40% of survey respondents who live off-campus report a commute time to campus of 30 minutes or more.
- The three most desirable amenities for freshmen were washer/dryer in-unit, private bedroom, and quiet study space. The three most desirable amenities for sophomores were a private bedroom, washer/dryer in-unit, and a kitchen in-unit.
- The three least desirable amenities for freshmen were academic space in building, living learning communities, and double-occupancy bedrooms. The three least desirable amenities for sophomores were double-occupancy bedrooms, a community laundry room, and academic space in the building.
- In regards to dining, both on-campus and off-campus students find a coffee house to be the most desirable new feature. Dietary preferences are relatively neutral for both groups of students, with vegetarian options being the most desirable and vegan options the least.

Section 5

Demand Analysis



BRAILSFORD & DUNLAVEY



OBJECTIVES AND METHODOLOGY

B&D developed a student housing demand model to project the specific quantity of demand for the proposed unit types at Florida Atlantic University. The model projects demand under the assumption that future housing would be designed to match the characteristics of the units presented to respondents in the survey. The model derives the demand figures based on responses from the student survey as well as enrollment numbers provided by FAU. These figures may be reanalyzed in the future, as necessary, to reflect changes in enrollment.

Capture Rates and Demand/Supply Reconciliation

The demand model allows B&D to analyze each enrollment level (freshmen, sophomores, juniors, etc.) to project housing demand. For the purposes of this study, the model was used to examine freshman and sophomore demand only. The capture rates reflect the percentage of students in the target market who indicated their intention to live in the proposed units. For example, the number of all freshmen students in the target market and interested in living in the proposed units, divided by the freshmen student sample size, results in the capture rate for the current academic year (2011/2012). These capture rates are then applied to the enrollment figures generating the projected demand. In addition, the projected demand is multiplied by weight factors to ensure a demographic balance between the survey respondents and the entire target market population. This demand is then distributed among the two unit types based on preferences shown in the survey responses. In the final step, the model-generated demand can be reconciled with the proposed supply (project unit mix).

PROJECT DESCRIPTION

The capture rates were calculated for the specific project (location, unit types, and amenities) proposed by Florida Atlantic University. The following description of the proposed housing facility was included in the survey:

Florida Atlantic University is considering developing a residence hall and dining center. The map below represents the proposed site of the facility, which is located on the southeast corner of campus near parking garage 2.

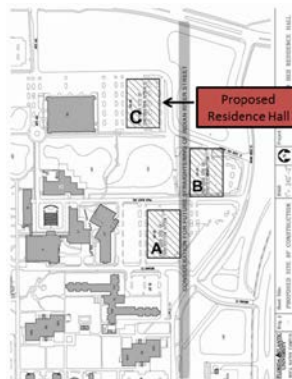


Exhibit 5.1: Proposed Location

The following unit types were tested:

A. Four-Bedroom, Two-Bathroom Suite (Single-Occupancy)

Four furnished single (private) bedrooms with a common living room and two bathrooms. No kitchen.

Estimated Rent:

\$4,330 to \$4,430 per person, per semester



Exhibit 5.2: Four-Bedroom Suite

B. Two-Bedroom, Two-Bathroom Suite (Double-Occupancy)

Two furnished double (shared) bedrooms with a common living room and two bathrooms. No kitchen.

Estimated Rent:

\$3,350 to \$3,450 per person, per semester



Exhibit 5.3: Two-Bedroom Suite



In addition, each option stated that meal plans are not included in the proposed rental rates, but would be required for living in these units. Also, respondents were informed that the proposed rents included all utilities, cable, and high speed wireless Internet.

Lastly, students were also given the option to choose to live in non-FAU housing for the academic year if they preferred. This allowed B&D to determine the breakdown of who would not have lived in FAU housing for the current academic year, along with their reasoning.

TARGET MARKETS

For the purposes of the capture rate and demand calculations, B&D defined three distinct target markets for the proposed project. An individual had to meet all of the criteria for one of the target markets below to be counted in the capture rate calculation. Based upon the criteria, there is no overlap of students between the different target markets.

It is important to note that B&D removed all demand for the proposed project expressed by students who are currently living in FAU residence halls. Since the proposed project will add capacity to the housing system, and will not replace any existing beds, the project will need to attract additional students who have not already been accommodated within the existing residence hall system. Therefore, all target markets exclude students who are currently living in an FAU residence hall.

Target Market A – Current Off-Campus Renters

The following criteria were used to define Target Market A:

- Current FAU student,
- Full-time status,
- Single without children,
- Rents an apartment/house/room, and
- Currently pays rent equal to or exceeding \$400 per month.

In order to determine whether students who expressed interest in an on-campus housing unit would be able to afford the cost, B&D established a minimum rent threshold for each unit type that was tested in the survey. In order for a student to qualify in Target Market A, the student must be currently paying rent that equals or exceeds \$400 per month. This threshold is based upon the proposed rents for the project, subtracting approximately \$125 for utilities and a 15% premium for the convenience of on-campus housing.

Target Market B – Live with Parents/Relatives – Commute 30+ Minutes

The following criteria were used to define Target Market B:

- Current FAU student,
- Full-time status,
- Single without children,
- Lives with parents/relatives, and
- Commutes more than 30 minutes (one-way) to campus.

Target Market C – Freshmen Living in FAU Apartments

The following criteria were used to define Target Market C:

- Current FAU freshman student,
- Full-time status,
- Single without children, and
- Lives in Innovation Village or University Village Apartments.

Lastly, for the purposes of this report, FAU provided B&D two enrollment growth scenarios for freshmen and sophomores. As a result, the demand projections below are based upon enrollment growth projections of 4% and 7.85%.



DEMAND PROJECTIONS

The following charts demonstrate demand for each target market, assuming the proposed project will open for the Fall 2013 semester.

Target Market A – Current Off-Campus Renters

4% Enrollment Growth					
Class	Enrollment Projection	Potential Capture Rate	Maximum Potential Demand	2 Bedroom Suite Double	4 Bedroom Suite Single
Freshman Year	3,094	0.50%	16	5	11
Sophomore Year	2,494	3.60%	90	56	35
Total	5,588	1.90%	106	61	45

7.85% Enrollment Growth					
Class	Enrollment Projection	Potential Capture Rate	Maximum Potential Demand	2 Bedroom Suite Double	4 Bedroom Suite Single
Freshman Year	3,328	0.50%	17	6	11
Sophomore Year	2,682	3.60%	97	60	37
Total	6,010	1.90%	114	65	49

Exhibit 5.4: Target Market A Demand

Target Market B – Live with Parents/Relatives and Commute 30+ Minutes

B&D considers the demand for Target Market B to be somewhat more volatile than the other target markets defined in this section. This is due to the population's current low housing cost, as a result of living with family members, and relative proximity to campus. As a result, B&D has established two risk levels based upon the percentage of Target Market B that is included in the overall demand calculations. The moderate risk scenarios outlined below include 50% of the demand generated by the Target Market B population (i.e., only half of the potential demand from Target Market B is included in the total demand calculation). The higher risk scenarios outlined below include 75% of the demand generated by the Target Market B population (i.e., three-quarters of the potential demand from Target Market B is included in the total demand calculation). These risk scenarios help mitigate the more volatile nature of this specific population.

4% Enrollment Growth						
Moderate Risk	Class	Enrollment Projection	Potential Capture Rate	Maximum Potential Demand	2 Bedroom Suite	4 Bedroom Suite
					Double	Single
50% of Target Market B	Freshman Year	3,094	2.31%	71	21	50
	Sophomore Year	2,494	4.18%	104	52	52
	Total	5,588	3.14%	176	73	102

4% Enrollment Growth						
Higher Risk	Class	Enrollment Projection	Potential Capture Rate	Maximum Potential Demand	2 Bedroom Suite	4 Bedroom Suite
					Double	Single
75% of Target Market B	Freshman Year	3,094	3.46%	107	32	75
	Sophomore Year	2,494	6.27%	156	78	78
	Total	5,588	4.71%	263	110	154

7.85% Enrollment Growth						
Moderate Risk	Class	Enrollment Projection	Potential Capture Rate	Maximum Potential Demand	2 Bedroom Suite	4 Bedroom Suite
					Double	Single
50% of Target Market B	Freshman Year	3,328	2.31%	77	23	54
	Sophomore Year	2,682	4.18%	112	56	56
	Total	6,010	3.14%	189	79	110

7.85% Enrollment Growth						
Higher Risk	Class	Enrollment Projection	Potential Capture Rate	Maximum Potential Demand	2 Bedroom Suite	4 Bedroom Suite
					Double	Single
75% of Target Market B	Freshman Year	3,328	3.46%	115	34	81
	Sophomore Year	2,682	6.27%	168	84	84
	Total	6,010	4.71%	283	118	165

Exhibit 5.5: Target Market B Demand



Target Market C – Freshmen Living in FAU Apartments

Due to the rapid enrollment growth FAU has experienced in recent years, and the resulting shortage of beds within the FAU residence halls, a significant population of first-year freshmen (242 as of January 2012) has been housed in Innovation Village Apartments and University Village Apartments for the 2011-2012 academic year. Housing first-year freshmen in apartment-style units is not typically conducive for academic growth and retention, and runs counter to the standard programming and policies in place by FAU’s Department of Housing and Residential Life.

As a result, this demand analysis assumes that, if given the option, FAU would prefer to house freshman students within an expanded residence hall system, and not within the apartments. In order to mitigate any potential reduction in occupancy levels within FAU apartments, no sophomore demand from this target market has been included.

4% Enrollment Growth					
Class	Enrollment Projection	Potential Capture Rate	Maximum Potential Demand	2 Bedroom Suite Double	4 Bedroom Suite Single
Freshman Year	3,094	8.47%	262	105	157
Sophomore Year	2,494	0.00%	0	0	0
Total	5,588	1.90%	262	105	157

7.85% Enrollment Growth					
Class	Enrollment Projection	Potential Capture Rate	Maximum Potential Demand	2 Bedroom Suite Double	4 Bedroom Suite Single
Freshman Year	3,328	8.47%	282	113	169
Sophomore Year	2,682	0.00%	0	0	0
Total	6,010	1.90%	282	113	169

Exhibit 5.6: Target Market C Demand

Combined Demand

The combined demand for the proposed housing project is shown below in **Exhibit 5.7**.

4% Enrollment Growth				
Moderate Risk	Target Market	Total Beds	2 Bedroom Suite Double	4 Bedroom Suite Single
	Current Renters	106	61	45
	Live with Family (50%)	176	73	103
	FAU Apartments	262	105	157
	Total	544	239	305

4% Enrollment Growth				
Higher Risk	Target Market	Total Beds	2 Bedroom Suite Double	4 Bedroom Suite Single
	Current Renters	106	61	45
	Live with Family (75%)	263	110	154
	FAU Apartments	262	105	157
	Total	631	276	356

7.85% Enrollment Growth				
Moderate Risk	Target Market	Total Beds	2 Bedroom Suite Double	4 Bedroom Suite Single
	Current Renters	114	65	49
	Live with Family (50%)	189	79	110
	FAU Apartments	282	113	169
	Total	585	257	328

7.85% Enrollment Growth				
Higher Risk	Target Market	Total Beds	2 Bedroom Suite Double	4 Bedroom Suite Single
	Current Renters	114	65	49
	Live with Family (75%)	283	118	165
	FAU Apartments	282	113	169
	Total	679	296	383

Exhibit 5.7: Combined Demand



SUMMARY AND RECOMMENDATIONS

B&D determined that, within the target market of current off-campus renters, the proposed project could capture between 106 and 114 students, based upon varied enrollment projections of 4% and 7.85%. Within the target market of FAU students currently living with parents/relatives, the proposed project could capture between 176 and 283 students, depending upon the institution's level of risk tolerance and the aforementioned enrollment projections. Lastly, FAU could accommodate between 262 and 282 freshmen, who are currently living in FAU apartments, within the proposed residence hall.

As a result, the total demand for the proposed project, assuming a moderate level of risk tolerance, is between 544 and 585 beds, based upon the level of future enrollment growth. The total demand for the proposed project assuming a higher level of risk tolerance is between 631 and 679 beds, based upon the level of future enrollment growth.

A potential unit mix for a theoretical project of 600 beds could consist of the following:

- Four-bedroom (single-occupancy), two-bathroom suite: 400 beds
- Two-bedroom (double-occupancy), two-bathroom suite: 200 beds

It is important to note that this unit mix represents a shift in a portion of demand from two-bedroom suites to four-bedroom suites. This shift is acceptable based upon survey responses indicating a strong preference for four-bedroom units as a second choice, if their first choice units were not available.

Section 6

Financial Analysis



BRAILSFORD & DUNLAVEY



OBJECTIVES AND METHODOLOGY

B&D developed a financial model to test the feasibility of the proposed new student housing project and to establish the rental rates for all proposed unit types. The model analyzes capital costs, projected revenues, operating expenses, and the general economic performance of the development. B&D utilized capital costs and financing costs that were provided by FAU.

METHODOLOGY

The model includes a ten-year operating pro forma showing all operating revenues, operating expenses, debt service, and reserve transfers.

Capital Costs and Debt Service

The proposed project is composed of the following elements and will service its debt based upon the projected overall costs and financing assumptions:

- Construction of 614 undergraduate beds
- Construction of 9,000 net square feet food service venue
 - Total project cost (excluding financing fees): \$41,678,000
 - Financing costs (includes additional fees): \$7,737,000
 - Total cost per bed: \$80,480
 - Total project gross square feet: 189,796
 - Total gross square feet per bed: 309

Florida Atlantic University provided a debt service schedule for the first ten years of the proforma. Additional financing assumptions include a fixed interest rate of 4.75% and a debt term of 30 years.

Revenues

The revenues listed in the model come primarily from room rentals during the fall and spring semesters. Room rates are based upon the rates tested in the student survey and are set at a premium over existing on-campus housing. The following rental rate structure was used within the model (shown in 2011 \$'s):

- \$3,329 per bed, per semester for a double-occupancy bedroom in a two-bedroom suite
- \$4,394 per bed, per semester for a single-occupancy bedroom in a four-bedroom suite

It is important to note that rental rates for the proposed housing project are set lower than rental rates for existing on-campus apartments in order to maintain pricing continuity and value within the FAU housing system.

B&D included summer occupancy revenues totaling \$105,000 in Year 1, per FAU direction. In addition, revenues from student repair fees and conference/guest housing fees are included. B&D did not include any revenues from dining operations for this project.

The occupancy rate for the project is assumed to be 95% at opening. The total number of residential units is based on the demand analysis outlined in Section 5 of this report, as well as from the FAU program document titled *BT-646* and dated November 2011. All project revenues are inflated at 3% annually.

Expenses

B&D calculated expenses on a per-bed basis based upon an expense budget provided by FAU. The expense budget included the following categories:

- Salaries and benefits,
- Other personal services,
- Contractual services,
- Repairs and maintenance,
- Utilities,
- Management fee, and
- Other expenses.

Expenses are inflated at 3% annually for all subsequent years.

In addition, expenses for administration overhead, repair and replacement transfers and depreciation expense were provided by FAU and have been included in the model. The line items are subordinated to the debt service payment, and are not included in the debt coverage ratio calculation.



PROJECT TIMELINE

B&D assumed occupancy of the project for the Fall 2013 semester.

SUMMARY

Based upon the above assumptions, the project will have a positive net operating income and a debt coverage ratio of 1.27:1.00 in Year 2 of the financial model. **Exhibit 6.2** below displays the net operating income available for debt service and the debt coverage ratio for the first ten years of the proforma.

Fiscal Year	Net Operating Income	Debt Coverage Ratio
2013-2014	\$3,790,300	N/A
2014-2015	\$3,994,000	1.27
2015-2016	\$4,113,800	1.31
2016-2017	\$4,237,300	1.35
2017-2018	\$4,364,400	1.39
2018-2019	\$4,495,300	1.43
2019-2020	\$4,630,100	1.47
2020-2021	\$4,769,100	1.51
2021-2022	\$4,912,100	1.56
2022-2023	\$5,059,500	1.61

Exhibit 6.2: Debt Coverage Ratio

To see the model in its entirety, please see *Appendix C: Financial Model*.

Appendix A

Survey Results (Survey Comments Unedited)



BRAILSFORD & DUNLAVEY



Florida Atlantic University Spring 2012 Freshman and Sophomore Student Housing Feasibility Study


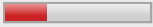
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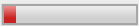
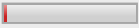
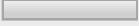
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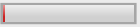
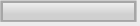
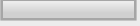
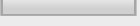
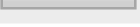
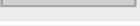
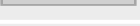
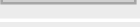


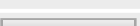


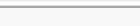
Total Respondents: 1072

Q1. Where do you currently live while attending FAU?

Count	Percent		
760	71.09%		On-campus FAU Housing
309	28.91%		Off-campus housing (rent an apartment, live with parents, etc.)
1069	Respondents		

Q2. How do you typically get around campus? SELECT ALL THAT APPLY


Count	Respondent %	Response %	
691	91.64%	67.75%	 Walk
179	23.74%	17.55%	 Bicycle
114	15.12%	11.18%	 Skateboard/Longboard
36	4.77%	3.53%	 Other (please specify)

Count	Percent	
4	11.11%	 car
4	11.11%	 Car
2	5.56%	 drive
1	2.78%	 Driving
1	2.78%	 inline skates
1	2.78%	 kick scooter
1	2.78%	 Motorcycle
1	2.78%	 night owls
1	2.78%	 Night owls
2	5.56%	 Night Owls
1	2.78%	 Night owls, FAU Shuttle
1	2.78%	 night owls/shuttle
2	5.56%	 Rollerblade
3	8.33%	 scooter
3	8.33%	 Scooter
1	2.78%	 Scooter.
1	2.78%	 Shuttle
1	2.78%	 Shuttle bus
1	2.78%	 shuttle, golf cart, night owls, jet
1	2.78%	 The FAU Shuttle
1	2.78%	 Unicycle
1	2.78%	 Vehicle

754 Respondents

1020 Responses

Q3. How do you typically get to campus? SELECT ALL THAT APPLY

Count	Respondent %	Response %	
20	6.47%	4.59%	 Walk

20	6.47%	4.59%		Bicycle
5	1.62%	1.15%		Skateboard/Longboard
267	86.41%	61.24%		Drive
65	21.04%	14.91%		Carpool
29	9.39%	6.65%		Tri-Rail Shuttle
20	6.47%	4.59%		Palm Tran
7	2.27%	1.61%		Broward County Transit (BCT)
3	0.97%	0.69%		Other (please specify)
Count	Percent			
1	33.33%		Dropped-off	
1	33.33%		Jetpack	
1	33.33%		Train by Tri-Rail	
0	0.00%	0.00%		Not applicable, I don't go
309 Respondents				
436 Responses				

Q4. How long does it usually take you to get to campus from where you live?

Count	Percent		
17	5.50%		Less than 5 minutes
66	21.36%		5 - 15 minutes
105	33.98%		16 - 30 minutes
101	32.69%		31 - 60 minutes
20	6.47%		More than 60 minutes
309 Respondents			

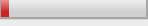
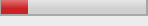
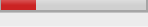
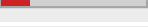
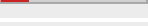

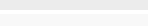
Q5. Where do you currently live?

Count	Percent		
57	18.63%		Rent an apartment
12	3.92%		Rent a duplex/townhouse/condo
13	4.25%		Rent a house/room in a house
8	2.61%		Own a house/condo
212	69.28%		Live with parents/relatives
4	1.31%		Other (please specify)
Count	Percent		
1	25.00%		guest house
1	25.00%		Im on a boat...
1	25.00%		Innovation Village Apartments
1	25.00%		Live with my son and boyfriend
306 Respondents			

Q6. How many bedrooms does your current residence have?

Count	Percent		
2	0.65%		Studio/efficiency
21	6.86%		One-bedroom
74	24.18%		Two-bedroom
127	41.50%		Three-bedroom
62	20.26%		Four-bedroom
20	6.54%		More than four bedrooms
306 Respondents			


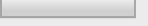
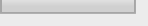
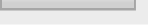
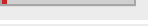

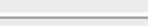



Q7. How many other people do you share your residence with?

Count	Percent		
17	5.54%		0
57	18.57%		1
74	24.10%		2
62	20.20%		3
60	19.54%		4
21	6.84%		5
16	5.21%		6 or more
307 Respondents			


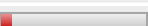
Q8. Do you have a private bedroom (not shared with anyone)?

Count	Percent		
240	77.92%		Yes
68	22.08%		No
308 Respondents			

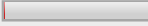
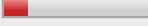
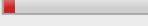
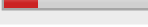
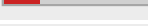

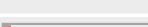
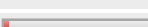
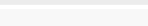
Q9. What is your lease term?

Count	Percent										
62	77.50%		12 months								
0	0.00%		10 months/Academic year								
3	3.75%		6 months								
2	2.50%		Month-to-month								
10	12.50%		Flexible terms								
2	2.50%		Not applicable								
1	1.25%		Other (please specify)								
<table border="1"> <thead> <tr> <th>Count</th> <th>Percent</th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>1</td> <td>100.00%</td> <td></td> <td>13 months</td> </tr> </tbody> </table>				Count	Percent			1	100.00%		13 months
Count	Percent										
1	100.00%		13 months								
80 Respondents											

Q10. How much do you pay per month for rent/mortgage/housing costs, excluding utilities? (Your portion only, not the entire housing cost.)

Count	Percent		
3	3.75%		\$0
0	0.00%		\$1 - \$99
0	0.00%		\$100 - \$199
1	1.25%		\$200 - \$299
6	7.50%		\$300 - \$399
14	17.50%		\$400 - \$499
13	16.25%		\$500 - \$599
15	18.75%		\$600 - \$699
7	8.75%		\$700 - \$799
5	6.25%		\$800 - \$899
6	7.50%		\$900 - \$999
3	3.75%		\$1,000 - \$1,099
0	0.00%		\$1,100 - \$1,199
2	2.50%		\$1,200 - \$1,299
2	2.50%		\$1,300 - \$1,399
1	1.25%		\$1,400 - \$1,499
0	0.00%		\$1,500 - \$1,599
0	0.00%		\$1,600 - \$1,699
0	0.00%		\$1,700 - \$1,799
1	1.25%		\$1,800 - \$1,899
0	0.00%		\$1,900 - \$1,999
0	0.00%		\$2,000 and above
1	1.25%		Don't know
80 Respondents			

Q11. Which of the following utilities do you currently pay for? SELECT ALL THAT APPLY

Count	Respondent %	Response %		
3	3.75%	1.09%		Not applicable; I do not pay for any utilities
47	58.75%	17.03%		Cable/satellite television
21	26.25%	7.61%		Telephone
65	81.25%	23.55%		Internet
69	86.25%	25.00%		Electric
35	43.75%	12.68%		Water
12	15.00%	4.35%		Sewer
14	17.50%	5.07%		Trash
10	12.50%	3.62%		Gas
80 Respondents				
276 Responses				

Q12. What is your personal share of all monthly utility costs that you selected in the previous question (your portion of utilities, not the entire utility cost for the residence)?

Count	Percent		
0	0.00%	<input type="checkbox"/>	Less than \$25
18	22.50%	<input type="checkbox"/>	\$25 - \$49
30	37.50%	<input type="checkbox"/>	\$50 - \$99
27	33.75%	<input type="checkbox"/>	\$100 or more
2	2.50%	<input type="checkbox"/>	Don't know
3	3.75%	<input type="checkbox"/>	Not applicable
80	Respondents		

Q13. Where are you currently living on campus?

Count	Percent		
535	70.86%	<input type="checkbox"/>	FAU Residence Hall
220	29.14%	<input type="checkbox"/>	FAU Apartment complex
755	Respondents		

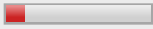
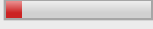
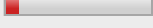
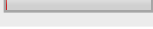
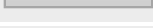



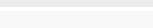
Q14. Which campus residence hall do you live in?

Count	Percent		
150	29.41%	<input type="checkbox"/>	Glades Park Towers
159	31.18%	<input type="checkbox"/>	Heritage Park Towers
134	26.27%	<input type="checkbox"/>	Indian River Towers
20	3.92%	<input type="checkbox"/>	Algonquin Hall
0	0.00%	<input type="checkbox"/>	Business and Professional Women Scholarship House
47	9.22%	<input type="checkbox"/>	Not applicable
510	Respondents		

Q15. Which on-campus apartment complex do you live in?

Count	Percent		
58	26.73%	<input type="checkbox"/>	Innovation Village Apartments North
81	37.33%	<input type="checkbox"/>	Innovation Village Apartments South
76	35.02%	<input type="checkbox"/>	University Village Apartments
2	0.92%	<input type="checkbox"/>	Not applicable
217	Respondents		


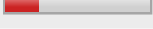
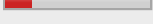
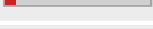
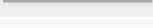
Q16. Prior to your current housing where have you lived in the past? SELECT ALL THAT APPLY

Count	Respondent %	Response %		
142	14.12%	13.49%		Glades Park Towers
120	11.93%	11.40%		Heritage Park Towers
96	9.54%	9.12%		Indian River Towers
6	0.60%	0.57%		Algonquin Hall
2	0.20%	0.19%		Business and Professional Women Scholarship House
6	0.60%	0.57%		Innovation Village Apartments North
12	1.19%	1.14%		Innovation Village Apartments South
18	1.79%	1.71%		University Village Apartments
651	64.71%	61.82%		None - I have never lived on campus
1006	Respondents			
1053	Responses			


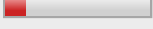
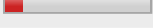
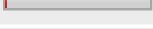
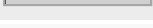
Q17. How satisfied are you with your current living conditions?

Count	Percent		
366	35.43%		Very satisfied
415	40.17%		Somewhat satisfied
144	13.94%		Neutral
88	8.52%		Somewhat dissatisfied
20	1.94%		Very dissatisfied
1033	Respondents		

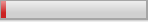
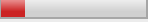
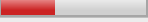
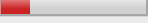
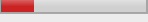
Q18. How important was on-campus housing in your decision to attend Florida Atlantic University?

Count	Percent		
454	43.86%		Very important
240	23.19%		Important
192	18.55%		Neutral
75	7.25%		Unimportant
74	7.15%		Very unimportant
1035	Respondents		

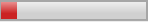
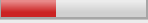
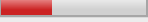
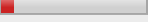
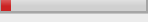
Q19. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Private bedroom (not shared with anyone)

Count	Percent		
737	71.35%		Very desirable
149	14.42%		Desirable
128	12.39%		Neutral
14	1.36%		Undesirable
5	0.48%		Very undesirable
1033	Respondents		


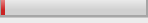
Q20. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Double bedroom (shared with one person)

Count	Percent		
34	3.30%		Very desirable
174	16.88%		Desirable
382	37.05%		Neutral
208	20.17%		Undesirable
233	22.60%		Very undesirable
1031	Respondents		


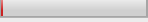
Q21. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Semi-private bathroom (shared with one person)

Count	Percent		
115	11.20%		Very desirable
392	38.17%		Desirable
360	35.05%		Neutral
90	8.76%		Undesirable
70	6.82%		Very undesirable
1027	Respondents		

Q22. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Private bathroom (Not shared with anyone)

Count	Percent		
619	59.98%		Very desirable
179	17.34%		Desirable
198	19.19%		Neutral
27	2.62%		Undesirable
9	0.87%		Very undesirable
1032	Respondents		

Q23. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Kitchen in unit

Count	Percent		
638	62.06%		Very desirable
250	24.32%		Desirable
117	11.38%		Neutral
13	1.26%		Undesirable
10	0.97%		Very undesirable
1028	Respondents		

Q24. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Community kitchen on floor of your residence hall

Count	Percent		
201	19.51%		Very desirable
221	21.46%		Desirable
320	31.07%		Neutral
157	15.24%		Undesirable
131	12.72%		Very undesirable
1030	Respondents		

Q25. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Living room

Count	Percent		
457	44.63%		Very desirable
336	32.81%		Desirable
211	20.61%		Neutral
17	1.66%		Undesirable
3	0.29%		Very undesirable
1024	Respondents		

Q26. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Community laundry room located on the first floor

Count	Percent		
152	14.89%		Very desirable
285	27.91%		Desirable
349	34.18%		Neutral
125	12.24%		Undesirable
110	10.77%		Very undesirable
1021	Respondents		

Q27. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Community laundry room located on your floor

Count	Percent		
562	54.56%		Very desirable
266	25.83%		Desirable
139	13.50%		Neutral
30	2.91%		Undesirable
33	3.20%		Very undesirable
1030	Respondents		

Q28. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Washer and dryer in unit

Count	Percent		
696	67.38%		Very desirable
188	18.20%		Desirable
122	11.81%		Neutral
20	1.94%		Undesirable
7	0.68%		Very undesirable
1033	Respondents		

Q29. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Fitness facility in building

Count	Percent		
504	48.98%		Very desirable
206	20.02%		Desirable
266	25.85%		Neutral
33	3.21%		Undesirable
20	1.94%		Very undesirable
1029	Respondents		

Q30. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Computer lab in the building

Count	Percent		
433	42.12%		Very desirable
235	22.86%		Desirable
311	30.25%		Neutral
31	3.02%		Undesirable
18	1.75%		Very undesirable
1028	Respondents		

Q31. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Classrooms/academic facilities in the building

Count	Percent		
192	18.71%		Very desirable
156	15.20%		Desirable
438	42.69%		Neutral
141	13.74%		Undesirable
99	9.65%		Very undesirable
1026	Respondents		

Q32. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Availability of a quiet place to study within the building

Count	Percent		
614	59.55%		Very desirable
279	27.06%		Desirable
124	12.03%		Neutral
8	0.78%		Undesirable
6	0.58%		Very undesirable
1031	Respondents		

Q33. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Social lounge/TV room

Count	Percent		
387	37.54%		Very desirable
318	30.84%		Desirable
292	28.32%		Neutral
19	1.84%		Undesirable
15	1.45%		Very undesirable
1031	Respondents		

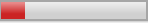
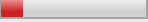

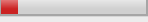
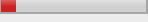
Q34. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Bicycle storage area

Count	Percent		
333	32.46%		Very desirable
212	20.66%		Desirable
400	38.99%		Neutral
46	4.48%		Undesirable
35	3.41%		Very undesirable
1026	Respondents		

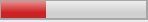
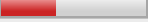
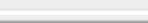
Q35. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Residential life programming/activities

Count	Percent		
326	31.77%		Very desirable
274	26.71%		Desirable
360	35.09%		Neutral
48	4.68%		Undesirable
18	1.75%		Very undesirable
1026	Respondents		


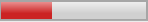
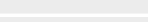
Q36. Regarding new on-campus student housing at Florida Atlantic University, please indicate how desirable each of the following factors are when choosing where to live: - Ability to live in a Living Learning Community

Count	Percent		
173	16.75%		Very desirable
154	14.91%		Desirable
475	45.98%		Neutral
124	12.00%		Undesirable
107	10.36%		Very undesirable
1033	Respondents		


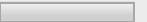
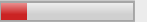

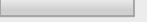
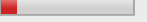
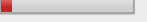
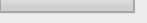
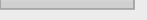
Q37. If the above units had been offered on the FAU campus at the rates listed; where would you have preferred to live this academic year (2011-2012)?


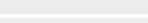
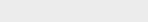
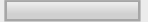
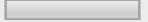
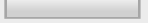
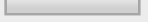
Count	Percent		
320	31.13%		None - I would not like to live in any of the above units on campus
389	37.84%		On-Campus Unit A - Single Occupancy Bedroom in a Four Bedroom, Two Bathroom Suite
319	31.03%		On-Campus Unit B - Shared Bedroom in a Two-Bedroom, Two Bathroom Semi-Suite
1028	Respondents		

Q38. If the preferred unit type you previously selected were unavailable, what would your second choice have been for this academic year?

Count	Percent		
203	28.63%		None - I would not like to live in any of the above units on campus
248	34.98%		On-Campus Unit A - Single Occupancy Bedroom in a Four Bedroom, Two Bathroom Suite
258	36.39%		On-Campus Unit B - Shared Bedroom in a Two-Bedroom, Two Bathroom Semi-Suite
709	Respondents		

Q39. Please indicate why you would prefer off-campus housing arrangements: SELECT ALL THAT APPLY

Count	Respondent %	Response %	
58	18.47%	5.65%	 Better location
34	10.83%	3.31%	 Closer to my work
280	89.17%	27.26%	 Lower cost
100	31.85%	9.74%	 Better study atmosphere/less noise
88	28.03%	8.57%	 To live with friends
210	66.88%	20.45%	 To have more privacy
172	54.78%	16.75%	 To have more freedom
34	10.83%	3.31%	 No options for families in on-campus housing
51	16.24%	4.97%	 Other (please specify)

Count	Percent		
1	1.96%		better parking accommodations, more comfortable living space, more aesthetically appealing building
1	1.96%		Can't afford to live on campus, and need privacy in order to succeed academically, there are too many parties and wild kids in the dorms.
1	1.96%		closer to family
1	1.96%		country club
1	1.96%		Don't have to deal with housing's incompetence.
1	1.96%		food is better
1	1.96%		HATE THE PARKING LOT!

1	1.96%	<input type="text"/>	I can control my own thermostat
1	1.96%	<input type="text"/>	I don't mind living on campus but I won't be able to afford either Unit A or B. It's 3,000+ including a meal plan, thats almost 5,000 per semester plus tuition and books. It's next to impossible
1	1.96%	<input type="text"/>	I don't prefer off-campus housing
1	1.96%	<input type="text"/>	I don't want to buy a meal plan
1	1.96%	<input type="text"/>	I only have to deal with my area.
1	1.96%	<input type="text"/>	I want on-campus housing, but I want a kitchen.
1	1.96%	<input type="text"/>	I will NOT get a meal plan!
1	1.96%	<input type="text"/>	I would like to see housing which include four bedrooms with four bathrooms and kitchen with washer and dryer for a resonable price. Consider UCF and FSU housing atmosphere which include an apartment like atmosphere with resonable pricing. Living off campus in another city such as Boynton Beach, Lake Worth, or West Palm Beach woud amount to the cost of living in an apartment for a year and more compared to the pricing of housing in Boca Raton. In addition, I would like to see the cost of living for students at a fair price range.
1	1.96%	<input type="text"/>	I would not like to live off campus. I wold like to live at iva because it was option A but with a kitchen, which is important to me.
1	1.96%	<input type="text"/>	kirchen, my own bedroom, guests
1	1.96%	<input type="text"/>	kitchen
1	1.96%	<input type="text"/>	Kitchen
1	1.96%	<input type="text"/>	Kitchen and no meal plan
1	1.96%	<input type="text"/>	kitchen.
1	1.96%	<input type="text"/>	laundry in unit
1	1.96%	<input type="text"/>	less money for a more comfortable living and a kitchen
1	1.96%	<input type="text"/>	live with parents free
1	1.96%	<input type="text"/>	Married..no options available although I would like to live with my husband on campus
1	1.96%	<input type="text"/>	Meal plan should not be required
1	1.96%	<input type="text"/>	Migrating to a different FAU campus
1	1.96%	<input type="text"/>	Mom cooks bomb food.
1	1.96%	<input type="text"/>	more amenities
1	1.96%	<input type="text"/>	more space!
1	1.96%	<input type="text"/>	N.A.
1	1.96%	<input type="text"/>	No kitchen
1	1.96%	<input type="text"/>	No on-campus housing near Downtown campus
1	1.96%	<input type="text"/>	No RA
1	1.96%	<input type="text"/>	No unfair housing contract
1	1.96%	<input type="text"/>	Non-traditional post-bacc; past that stage
1	1.96%	<input type="text"/>	Not a requirement to have a meal plan
1	1.96%	<input type="text"/>	Not enough parking
1	1.96%	<input type="text"/>	People who work here can be rude at times, but can be nice but thsts
2	3.92%	<input type="text"/>	pets
1	1.96%	<input type="text"/>	Pets
1	1.96%	<input type="text"/>	price is ridiculous. can get a better apartment/house with beret living conditions for way cheaper and you don't have to buy meal plan
1	1.96%	<input type="text"/>	prices are too high to live on campus
1	1.96%	<input type="text"/>	Rooms are too small. also no private bathroom.
1	1.96%	<input type="text"/>	Somewhere to live year round without having to move in and out of dorms.
1	1.96%	<input type="text"/>	There is no kitchen

1	1.96%	<input type="checkbox"/>	there's no kitchen
1	1.96%	<input type="checkbox"/>	To have my pets!
1	1.96%	<input type="checkbox"/>	To live with my girlfriend

314 Respondents

1027 Responses

Q40. If the proposed dining facility was incorporated into the residence hall at the location shown on the previous page, what days of the week would you eat in the dining hall? SELECT ALL THAT APPLY

Count	Respondent %	Response %	
720	70.80%	15.25%	<input type="checkbox"/> Monday
710	69.81%	15.04%	<input type="checkbox"/> Tuesday
718	70.60%	15.21%	<input type="checkbox"/> Wednesday
712	70.01%	15.08%	<input type="checkbox"/> Thursday
648	63.72%	13.72%	<input type="checkbox"/> Friday
510	50.15%	10.80%	<input type="checkbox"/> Saturday
508	49.95%	10.76%	<input type="checkbox"/> Sunday
196	19.27%	4.15%	<input type="checkbox"/> I do not plan on eating in the new dining facility

1017 Respondents

4722 Responses

Q41. Which meals would you most likely eat in the new dining facility? SELECT ALL THAT APPLY

Count	Respondent %	Response %	
374	36.85%	19.60%	<input type="checkbox"/> Breakfast
677	66.70%	35.48%	<input type="checkbox"/> Lunch
689	67.88%	36.11%	<input type="checkbox"/> Dinner
168	16.55%	8.81%	<input type="checkbox"/> I do not plan on eating in the new dining facility

1015 Respondents

1908 Responses

Q42. How desirable would a Coffee House be within the dining hall? This space would include a combination of tables and soft chairs and couches.

Count	Percent		
466	45.78%	<input type="checkbox"/>	Very desirable
234	22.99%	<input type="checkbox"/>	Desirable
238	23.38%	<input type="checkbox"/>	Neutral
43	4.22%	<input type="checkbox"/>	Undesirable
37	3.63%	<input type="checkbox"/>	Very Undesirable

1018 Respondents

Q43. Please indicate how desirable each of the following food options would be in the proposed dining hall: - Vegetarian

Count	Percent		
215	21.16%	<input type="checkbox"/>	Very desirable
174	17.13%	<input type="checkbox"/>	Desirable
381	37.50%	<input type="checkbox"/>	Neutral
101	9.94%	<input type="checkbox"/>	Undesirable
145	14.27%	<input type="checkbox"/>	Very undesirable

1016 Respondents

Q44. Please indicate how desirable each of the following food options would be in the proposed dining hall: - Vegan

Count	Percent		
109	10.77%		Very desirable
93	9.19%		Desirable
481	47.53%		Neutral
127	12.55%		Undesirable
202	19.96%		Very undesirable
1012	Respondents		

Q45. Please indicate how desirable each of the following food options would be in the proposed dining hall: - Gluten-free

Count	Percent		
154	15.22%		Very desirable
122	12.06%		Desirable
478	47.23%		Neutral
104	10.28%		Undesirable
154	15.22%		Very undesirable
1012	Respondents		

Q46. Please indicate how desirable each of the following food options would be in the proposed dining hall: - Kosher

Count	Percent		
125	12.36%		Very desirable
103	10.19%		Desirable
510	50.45%		Neutral
100	9.89%		Undesirable
173	17.11%		Very undesirable
1011	Respondents		

Q47. Please suggest any other food options or other ideas you have for the new dining hall:

Count	Percent		
365	100.00%		
Count	Percent		
1	0.27%		
1	0.27%		24 hour Denny's
1	0.27%		24 hour service!!!!!!!!!!!!!!!!!!!!!!!!!!!!!! more day to day variety real meals that arent only served at certain times i.e. dinner available at 9:30 or breakfast available later than normal times opening earlier on weekends
1	0.27%		-A "Boardwalk" style restaurant where you place your order, sit at a table and they call your name/number up to get your food. A place that has tables and chairs for an eat in/take out atmosphere. Theme it like the Jersey Shore Boardwalk (not the show.. unless you want to! lol) and offer traditional Shore foods such as cheese steaks, burgers, corn dogs, wings, funnel cakes, fried oleos, shakes, ext. Other ideas; -cafe' that serves food.(like full meals) -southern cooking restaurant -Another sports bar (nicer than the one we already have..) like Duffys -Italian food!!!
1	0.27%		A great diversity every day
1	0.27%		A juice bar or smoothie station.
1	0.27%		A new dining hall would be great investment and would truly make myself and all other students happier.
1	0.27%		A pasta line.
1	0.27%		A potato bar

1	0.27%	<input type="text"/>	A quick cafe where they can make sandwiches for you on the go and a place to sit and eat.
1	0.27%	<input type="text"/>	A real food like chipotle or chickfila
1	0.27%	<input type="text"/>	A salad bar.
1	0.27%	<input type="text"/>	A taco bell would be amazing.
1	0.27%	<input type="text"/>	A variety of foods. As well as cultural dishes such as Carribbean and Indian food.
1	0.27%	<input type="text"/>	A variety of self-serve foods, not just burgers and pizza if you cant make the dinner time.
1	0.27%	<input type="text"/>	A wide variety of food from varying cultures as well as many delicious desserts (chocolate :)
1	0.27%	<input type="text"/>	a wider variety of food choices. healthy but good food.
1	0.27%	<input type="text"/>	Actual food that is enjoyable to eat and isn't fattening like the selections in the food court.
1	0.27%	<input type="text"/>	All natural foods.
1	0.27%	<input type="text"/>	All natural section
1	0.27%	<input type="text"/>	all organic
1	0.27%	<input type="text"/>	Always have chicken breast burgers and healthy potatoes available. Along with spaghati and red sauce
1	0.27%	<input type="text"/>	As long as both the student union cafe and this new cafe have the same meals being cooked.
1	0.27%	<input type="text"/>	Athletic dining hall, late night dining hall or restaurant
1	0.27%	<input type="text"/>	Better deserts, better soup, and fruit choices. I LOVE FRUIT!!!
1	0.27%	<input type="text"/>	better food in general not fast food either
1	0.27%	<input type="text"/>	BETTER HOURS!
1	0.27%	<input type="text"/>	Better sandwich meat and more of a variety from the Centre Market Place would be awesome
1	0.27%	<input type="text"/>	Better selections at the salad bar. All the vegetables seem withered and old
1	0.27%	<input type="text"/>	better structure maintained because the lines take way too long and people cut in these lines. also, faster food service. there is usually not enough food left and trays are being replaced and taking too long to be set up. the hours of operation were the worst! several hours a day where you could not access the dining hall due to it being closed or set up where only the salad bar and pizza was available.
1	0.27%	<input type="text"/>	Better tasting food then the cafeteria
1	0.27%	<input type="text"/>	Better weekend food. The weekend food on the Jupiter campus is so inedible that it could be reported.
1	0.27%	<input type="text"/>	Black beans, ground beef, simple things that you cant mess up...the pineapple juice is good but the employees slack on getting it refilled (mostly its just water). You do fine with variety but you could do better ps - If you didnt know by know, most FAU students regularly complain about the food. Get a taco bell and an ice cream machine or something!
1	0.27%	<input type="text"/>	Buffet
1	0.27%	<input type="text"/>	Buffet style
1	0.27%	<input type="text"/>	Buffet-style service
1	0.27%	<input type="text"/>	Burgers aand cookfood suitable for everybody. Also cultural foods sometimes.
1	0.27%	<input type="text"/>	cafeteria but with a hibachi type of set up. you can choose which food you like and then they cook it for you as you choose. that way the food is always fresh
1	0.27%	<input type="text"/>	Cappuccino bar More soups Better salad selection More protein-oriented foods
1	0.27%	<input type="text"/>	caribbean
1	0.27%	<input type="text"/>	Caribbean food
1	0.27%	<input type="text"/>	Caribbean Food
1	0.27%	<input type="text"/>	Caribbean or Spanish
1	0.27%	<input type="text"/>	Caribbean Style
1	0.27%	<input type="text"/>	Caribbean style food
1	0.27%	<input type="text"/>	Carribbean food
1	0.27%	<input type="text"/>	Carribbean food or nationality days where you all cook a variety of foods. More rice

1	0.27%	<input type="checkbox"/>	Carribbean(Haitian, Dominican, Jamaican, etc.) food and New Orleans food
1	0.27%	<input type="checkbox"/>	Carribbean.
1	0.27%	<input type="checkbox"/>	Chick fil a
1	0.27%	<input type="checkbox"/>	Chicken wings offered more than once a week.
1	0.27%	<input type="checkbox"/>	Chik-fil-a
1	0.27%	<input type="checkbox"/>	Chinese, pastas, etc.
1	0.27%	<input type="checkbox"/>	Chipotle
1	0.27%	<input type="checkbox"/>	Chipotle in the dining hall.
1	0.27%	<input type="checkbox"/>	Chipotle on campus!
1	0.27%	<input type="checkbox"/>	chipotle style food and serve breakfast, lunch and dinner all throughout the day, not just at specific times. Extend the hours that it is open. A lot of us dont get hungry until late at night.
1	0.27%	<input type="checkbox"/>	chipotle!!!
1	0.27%	<input type="checkbox"/>	Clean eating such as grilled chicken, veggies, protein shakes, etc.
1	0.27%	<input type="checkbox"/>	Coffee house is likely to attract hipsters.
1	0.27%	<input type="checkbox"/>	Coffee House should be 24 hours and open to all students.. not just residents.
1	0.27%	<input type="checkbox"/>	COFFEE.....AND FROZEN YOGURT :)
1	0.27%	<input type="checkbox"/>	Continental breakfast for the students who cannot make it to the early breakfast hours.
1	0.27%	<input type="checkbox"/>	Cooking oils that are healthy (i.e. coconut oil, safflower) also low GI/Insulin impact foods and high protein meals.
1	0.27%	<input type="checkbox"/>	Could you guys just get better food to eat? The cafeteria we have now is really nice you don't really need to make another one. Just get better food. That's all.
1	0.27%	<input type="checkbox"/>	Cultural foods! Less pizza and hamburgers, more veggies and well balanced meals!
1	0.27%	<input type="checkbox"/>	Culture food
1	0.27%	<input type="checkbox"/>	dessert
1	0.27%	<input type="checkbox"/>	Dessert
1	0.27%	<input type="checkbox"/>	Different themed night
1	0.27%	<input type="checkbox"/>	Dishes that are under 500 calories and relatively low in fat. Ice cream/nonfat frozen yogurt with various toppings.
1	0.27%	<input type="checkbox"/>	diversity all cultural fodds present, traditional chinese, thai, nigerian... etc
1	0.27%	<input type="checkbox"/>	Do NOT serve the same food as the other Caf on the same days. Soft serve ice cream!!!!
1	0.27%	<input type="checkbox"/>	dont have the same thing over and over again. at least expand the variety a little! the cafeteria is always having the same thing week by week. its getting old and becoming less desirable.
1	0.27%	<input type="checkbox"/>	Eliminate the use of excessive butter, there are more ways to cook food, such as vegetable oil, Olive oil, "I Can;t Believe Its Not Butter." Also the sodium content n the cooked food at the cafeteria is extremely high, in order to stay healthy one must eat smaller portions of the food provided, which is quite difficult to do coming into a whole new environment. The food provided should be cooked and served in a more healthy manner.
1	0.27%	<input type="checkbox"/>	ethnic food
1	0.27%	<input type="checkbox"/>	Ethnic food, such as Indian, Mediterranean, Spanish, etc.
1	0.27%	<input type="checkbox"/>	extend hours or at least a 24 hour store.
1	0.27%	<input type="checkbox"/>	FAU prepared food is nasty, I either go to the food court, or off campus. My meal plan is a 100% waste of money.
1	0.27%	<input type="checkbox"/>	find a neutral spot between the new residence hall UVA and IVA so that the amount of people going in the new dining hall will be split up.
1	0.27%	<input type="checkbox"/>	Find a way to stop people from sneaking into the caf. If you can, take a peak at Florida State's dining halls. They are very nice - with the food in the middle and seating all around it. Lots of food options. The soup at the caf is awful - better soup and salad options. Overall, just more options and better layout.
1	0.27%	<input type="checkbox"/>	Five Guys!! :D
1	0.27%	<input type="checkbox"/>	Food that is seasoned and well cooked. More appetizing food like fish, pasta, lasagna

(meat), etc. When it comes to the drink selection, I would like to see drinks that are not watered down like I have seen all this year.

1	0.27%	<input type="text"/>	Food that the majority of people like, for example pizza, salad, spaghetti. Much like the dining hall beside the student union.
1	0.27%	<input type="text"/>	Food to help boydbuilders
1	0.27%	<input type="text"/>	Foods of various cultures. Students being able to work in the dining hall and possible drive-thru
1	0.27%	<input type="text"/>	For breakfast arepas, empanadas, and pastelitos and during lunch include plantains
1	0.27%	<input type="text"/>	For it to be desirable. The food is very bad and is always the same. I would like to see more options. I visited my twin sister at FGCU last semester and was extremely jealous of her freshman dorms, which i must say are all single and have only two per suite, and her dinning hall which was extremely nice and had many options. This school needs have better dinning facilities and housing halls if it wants to attract good students.
1	0.27%	<input type="text"/>	For the amount of money we are paying for the meal plans, you could step up the quality of the food available. Some days going in theres alot of things that are great! other days the food isn't that great or not cooked well. Maybe you could improve this department by taking voluntary surveys in the cafeteria!
1	0.27%	<input type="text"/>	Foreign cuisine
1	0.27%	<input type="text"/>	fresh fruit and varied choices of sandwiches grilled chicken turkey healthy choices
1	0.27%	<input type="text"/>	fresh organic
1	0.27%	<input type="text"/>	fresh salad buffet, pulled pork/chicken/beef sandwiches, tacos, burritos, fajitas, fried rice, cheese pizza, broccoli, mashed potatoes...
1	0.27%	<input type="text"/>	Frozen Yogurt
1	0.27%	<input type="text"/>	frozen yogurt bar with self serve toppings
1	0.27%	<input type="text"/>	Frozen yogurt! Organic food! More fruit and vegetable options.
1	0.27%	<input type="text"/>	Frozen yogurt.
1	0.27%	<input type="text"/>	Fruit bar
1	0.27%	<input type="text"/>	fruit blends and mixtures.
1	0.27%	<input type="text"/>	Good coffee machine.
1	0.27%	<input type="text"/>	good food
1	0.27%	<input type="text"/>	Good food.
1	0.27%	<input type="text"/>	Good Food.
1	0.27%	<input type="text"/>	Good salads and grilled meats
1	0.27%	<input type="text"/>	Good Subs
1	0.27%	<input type="text"/>	Gourmet food!
1	0.27%	<input type="text"/>	Greater frequency of fish More variety of fruit to include berries and grapes Addition of avocado and sundried tomatoes to salad bar Fresh baked quality breads that are wheat, multigrain, seeds Smoothie bar
1	0.27%	<input type="text"/>	grilled chicken
1	0.27%	<input type="text"/>	grilled chicken offered every night.. more healthier foods
1	0.27%	<input type="text"/>	Halal for Muslims
1	0.27%	<input type="text"/>	have a sub way because quiznos is too expensive
1	0.27%	<input type="text"/>	Have better dining times and options. Have more seating, including an outdoor patio eating area. Have full meal options all day long, not just hamburgers, chicken sandwiches, and pizza.
1	0.27%	<input type="text"/>	Have food which tastes good to eat
1	0.27%	<input type="text"/>	Have more options for food besides a burger and fries during the meal changing times.
1	0.27%	<input type="text"/>	have themed dining days where each day had a certain theme & the dining hall would be decorated to match such theme.
1	0.27%	<input type="text"/>	Having Ice Cream with the desert section, and having it stay open for longer hours like 7 a.m - 2 a.m
1	0.27%	<input type="text"/>	Health food bar

2	0.55%	<input type="text"/>	Healthier food
1	0.27%	<input type="text"/>	healthier low-calorie and low-sugar foods
1	0.27%	<input type="text"/>	Healthier options not so much of the fries and burgers, because it is making students gain weight. The other food does not look that appetizing so the students go for what they know which is burgers and fries. The new dining hall should have more food that looks and taste more appetizing. Especially healthier options.
1	0.27%	<input type="text"/>	Healthier snacks that are easy to grab and go.
1	0.27%	<input type="text"/>	Healthier sugar-free desserts, and all you can eat breakfast lunch and dinner at a low cost.
1	0.27%	<input type="text"/>	Healthy
1	0.27%	<input type="text"/>	healthy choices that are not too expensive and more places with cooked meal similar to "home" meals versus the fast food places found in the food court
1	0.27%	<input type="text"/>	Healthy food!!!
1	0.27%	<input type="text"/>	HEALTHY FOOD.
1	0.27%	<input type="text"/>	Healthy food. More options for those trying to stay healthy and fit.
1	0.27%	<input type="text"/>	Healthy food/ less processed food.
1	0.27%	<input type="text"/>	healthy foods
1	0.27%	<input type="text"/>	Healthy foods
1	0.27%	<input type="text"/>	Healthy foods that are easy to grab and go such as already made salads, sandwiches, sides such as pasta salads, potato salad, etc., sushi, hard boiled eggs, etc.
1	0.27%	<input type="text"/>	Healthy item choices.
1	0.27%	<input type="text"/>	Healthy options, such as LEAN meat, like chicken fish and even beef. As well as well prepared vegetables, not cooked in butter. More options of fruit, such as strawberries and watermelon.
1	0.27%	<input type="text"/>	Healthy salads, fish counter like salmon. International: example sushi, Thai food.
1	0.27%	<input type="text"/>	Healthy simple foods, rice, chicken, beef, plain simple and good
1	0.27%	<input type="text"/>	healthy!!!
1	0.27%	<input type="text"/>	High protein food that is somewhat healthy, the food in the DH is usually very very greasy.
1	0.27%	<input type="text"/>	Hispanic food
1	0.27%	<input type="text"/>	home grown fruits and vegetables
1	0.27%	<input type="text"/>	Hopefully, a new dining hall would have better weekend hours than the current facility. I think waiting until 11am to be able to get breakfast is annoying.
1	0.27%	<input type="text"/>	Humus, candy, and ping pong and I'd be sold. An arcade would be pretty cool, too.
1	0.27%	<input type="text"/>	I believe anything offered in the cafeteria would be fine.
1	0.27%	<input type="text"/>	I believe that FAU should offer more options for students who don't eat meat because I personally eat meat but I have a lot of friends that decide not to eat because they don't have many options.
1	0.27%	<input type="text"/>	I don't plan on eating in a Dining Hall unless I really have to and if I need to eat, then I would want healthy foods such as fruits and vegetables. A salad bar would be greatly appreciated as well!
1	0.27%	<input type="text"/>	I have gotten food poisoning three times from eating in the cafeteria including last night and I had to miss my classes today because I was throwing up. Get new food that doesn't make you sick! Don't plan on eating there ever again
1	0.27%	<input type="text"/>	I really like the salad bar in the other dining hall. Therefore, I think the new dining hall would be a fitting place for the salad bar as well.
1	0.27%	<input type="text"/>	I suggest any kind of low cal/diet options. When I lived in Glades and HAD to have a meal plan, I felt like I had no choice but to eat unhealthy, fatty food that ended up causing many residents to gain weight. I think if FAU focused on the whole 'America is fat, let's lose weight', they'd had a lot to gain money wise!
1	0.27%	<input type="text"/>	I think it would be a good idea to implement ethnic foods if a significant amount of residents want it.
1	0.27%	<input type="text"/>	I think that having a wide variety of food options is the most desirable.
1	0.27%	<input type="text"/>	I think the food dining hall should include areas where one can eat international cuisine each week. Possibly incorporating a day for Chinese, Mexican, and Southern Cuisine

1	0.27%	<input type="text"/>	I think the new dining hall should be closer to all the dorm facilities.
1	0.27%	<input type="text"/>	i would like to have different food that relates to cultures like chinese food, spanish, cuban, italian. also i would like if we could have a ice cream shop.
1	0.27%	<input type="text"/>	I would like to see a better selection of juices in the new dining hall, considering the fact that the only juice machine in the current cafeteria makes some of the worst-tasting orange juice I have ever had.
1	0.27%	<input type="text"/>	I would most definitely eat on campus more if there were more gluten-free options besides wendy's... I've tried eating in the caf many times, but am unsuccessful since many of the chefs and people serving food have no idea what I'm talking about, so I can't make sure that my food is going to be safe for me to eat.
1	0.27%	<input type="text"/>	I would rather have my own kitchen and be able to cook my own food.
1	0.27%	<input type="text"/>	I would say just to improve the conditions in the dining hall
1	0.27%	<input type="text"/>	I would suggest that the food is better quality. I know a lot of people get sick constantly after eating in the current dining hall. I would offer a pasta, salad, and meat every day
1	0.27%	<input type="text"/>	I'm not sure if this suggestion goes beyond the chartwells guidelines but I've always felt that it would be a great idea to have a small Taco Bell on campus. Being a former housing student I know the desire of this restaurant. It will indeed make a ton of money. Students would go to Taco bell at midnight knowing that they would be jeopardizing a parking spot on campus once they returned but they didn't care. It's that good! If not a Taco Bell, atleast a McDonalds. I've always wondered why we didn't have ice cream, either. Besides the frostys w/ toppings that used to sell at Wendys and the novelties that can be found in outtakes and Starbucks, I believe that a soft served yogurt or ice cream lounge would be popular.
1	0.27%	<input type="text"/>	I'm on a blood thinner and I am not allowed to eat Green veggies so a section with no veggies
3	0.82%	<input type="text"/>	ice cream
2	0.55%	<input type="text"/>	Ice Cream
1	0.27%	<input type="text"/>	ice cream asian food hispanic food croissants
1	0.27%	<input type="text"/>	Ice cream and/or frozen yogurt
1	0.27%	<input type="text"/>	Ice Cream bar and outside dinning in a patio area.
1	0.27%	<input type="text"/>	Ice cream bar Or Ice cream machine
1	0.27%	<input type="text"/>	Ice cream bar, better desserts, chicken tenders, chips, yogurt, fruits, nuts
1	0.27%	<input type="text"/>	Ice cream bar, smoothies
1	0.27%	<input type="text"/>	Ice cream bar.
2	0.55%	<input type="text"/>	ice cream machine
1	0.27%	<input type="text"/>	Ice cream machine
1	0.27%	<input type="text"/>	ice cream machine!
1	0.27%	<input type="text"/>	Ice cream machine. Sub station like other dining hall.
1	0.27%	<input type="text"/>	Ice cream or frozen yogurt.
1	0.27%	<input type="text"/>	ice cream
1	0.27%	<input type="text"/>	ice cream!
1	0.27%	<input type="text"/>	Ice cream!
2	0.55%	<input type="text"/>	Ice Cream!
1	0.27%	<input type="text"/>	ICE CREAM!
1	0.27%	<input type="text"/>	Ice Cream!!!
1	0.27%	<input type="text"/>	ice cream!!!!!!
1	0.27%	<input type="text"/>	ICE CREAM!!!!!!!!!!!!
1	0.27%	<input type="text"/>	ICE CREAM, 24-hour cereal dispensers.
1	0.27%	<input type="text"/>	ICE CREAMM!!!!
1	0.27%	<input type="text"/>	icecream
1	0.27%	<input type="text"/>	ice-cream machine, smoothies, fruit and vegetable station.
1	0.27%	<input type="text"/>	Ice-Cream/ Frozen Yogurt!!!!

1	0.27%	<input type="text"/>	If you put an ice cream machine in there, I'd eat there every day.
1	0.27%	<input type="text"/>	In the new dining hall, I would enjoy having a lot more vegan options. As a vegan myself, I find it very hard to eat in the current dining hall as most food is not vegan or isn't labeled as vegan. Also, I think a very modern design would be a great dining experience.
1	0.27%	<input type="text"/>	include food that can be cooked such as steak, and chicken at low prices
1	0.27%	<input type="text"/>	Increase the hours! Its ridiculous that I can hardly get meals on the weekend.
1	0.27%	<input type="text"/>	Instead of choosing carry out or eat in, allow students to bring their left overs back to their dorms.
1	0.27%	<input type="text"/>	international
1	0.27%	<input type="text"/>	it would be nice to have other types of food during the in-between meal hours besides burger, fries, and salads just something different and healthy because we all cant control when we eat
1	0.27%	<input type="text"/>	It would be very desirable for me if the dining hall were to stay open longer, for there are several students whom carry jobs that run late. I think it would be in the best interest of the school and the Dining hall to extend its dining hours at most 24 hours during weekdays, or at least till 3 Am.
1	0.27%	<input type="text"/>	italian
1	0.27%	<input type="text"/>	Italian
1	0.27%	<input type="text"/>	Italian food
1	0.27%	<input type="text"/>	italian, not papa johns or fake caf pizza.
1	0.27%	<input type="text"/>	Jamaican
1	0.27%	<input type="text"/>	Jamaican food :) yummy
1	0.27%	<input type="text"/>	Just a wide variety of foods to satisfy all diets.
1	0.27%	<input type="text"/>	Keep it open 24-7 so people can eat late at night. Please that is the only thing I truly desire from this place!
1	0.27%	<input type="text"/>	Keep the cost the same.
1	0.27%	<input type="text"/>	Larger take away cups than in the current marketplace as well as more seating areas.
1	0.27%	<input type="text"/>	Larger variety
1	0.27%	<input type="text"/>	Late night
1	0.27%	<input type="text"/>	Later dining hours, perhaps 24 hours for those who are up late and do not own a vehical or perhaps don't feel like leaving campus to eat.
1	0.27%	<input type="text"/>	Less fried foods, more grilled options and healthier options
1	0.27%	<input type="text"/>	Locally purchased food, no processed food, nothing frozen or in a box.
1	0.27%	<input type="text"/>	LONGER HOURS
1	0.27%	<input type="text"/>	Lots of room to hook up bikes, and a well lit sidewalk
1	0.27%	<input type="text"/>	low cost options
1	0.27%	<input type="text"/>	low sodium
1	0.27%	<input type="text"/>	make it closer to IVA
1	0.27%	<input type="text"/>	Make more fish . Also have pasta more often.
1	0.27%	<input type="text"/>	Make the interior warm and friendly.
1	0.27%	<input type="text"/>	Make your own sub section .
1	0.27%	<input type="text"/>	Maybe like a food themed nights....Italian, chinease, and others....as well as like pizza and burgers everynight for people who dont like the food that night...
1	0.27%	<input type="text"/>	Mc Donald's instead of Wendy's, an ice cream shop
1	0.27%	<input type="text"/>	Meal plans should not be required.
1	0.27%	<input type="text"/>	meat
1	0.27%	<input type="text"/>	Meat
1	0.27%	<input type="text"/>	meat.
1	0.27%	<input type="text"/>	Moe's or Chik fil A

1	0.27%	<input type="checkbox"/>	MOES SOUTHWEST GRILL & CHIC-FIL-A
1	0.27%	<input type="checkbox"/>	More Asian Cuisine.
1	0.27%	<input type="checkbox"/>	More choices, tired of the constant chicken patties or burgers.
1	0.27%	<input type="checkbox"/>	More commercial places to eat on campus. Like those located in the breezeway.
1	0.27%	<input type="checkbox"/>	More cooked veggies!
1	0.27%	<input type="checkbox"/>	More desirable deserts, vegetables, and fruits. Add smoothies and ice cream machine. Less artificial products and more locally grown products.
1	0.27%	<input type="checkbox"/>	More dessert options for example a soft serve ice cream machine and also a larger variety of fruits and vegetables for our strictly vegan or vegetarian students.
1	0.27%	<input type="checkbox"/>	more food choices,or a more variety of options
1	0.27%	<input type="checkbox"/>	more fresh fruits and veggies. turket and chicken breast
1	0.27%	<input type="checkbox"/>	More fruit
1	0.27%	<input type="checkbox"/>	More fruit and healthier foods/drinks
1	0.27%	<input type="checkbox"/>	More fruit options.
1	0.27%	<input type="checkbox"/>	More fruits.
1	0.27%	<input type="checkbox"/>	More healthy food options.
1	0.27%	<input type="checkbox"/>	More healthy food, not necessarily gluten-free or vegetarian, but actual chicken rather than the "chicken" I normally eat in the cafeteria in my chicken sandwich. The interior of which more closely resembles that of a sponge as opposed to white meat chicken breast which it claims to be.
1	0.27%	<input type="checkbox"/>	more healthy items, with the cafe the way it is now it is extremely hard for those who are trying to watch their weight.
1	0.27%	<input type="checkbox"/>	More healthy options on top of the ones listed above.
1	0.27%	<input type="checkbox"/>	More home made goods with fresh and not processed products
1	0.27%	<input type="checkbox"/>	more italian nights !
1	0.27%	<input type="checkbox"/>	more of a selection of vegtables I'd like for the meat to not be so dry from over cooking
1	0.27%	<input type="checkbox"/>	more organic foods
1	0.27%	<input type="checkbox"/>	MORE PASTAS
1	0.27%	<input type="checkbox"/>	more popular chain restaurants
1	0.27%	<input type="checkbox"/>	More seafood! Fish, crabs, shrimps, etc. Different types of french fries (example: crinkle cut, curly fries, and steak fries). Many different types of veggie burgers. Different drinks (Strawberry and raspberry lemonade)
1	0.27%	<input type="checkbox"/>	More seating
1	0.27%	<input type="checkbox"/>	More Sushi
1	0.27%	<input type="checkbox"/>	More variety as in not the same food as what campus already provides
1	0.27%	<input type="checkbox"/>	more variety of fresh fruits available to students as well as healthier choices with less "fast food" type items
1	0.27%	<input type="checkbox"/>	More Variety. The food gets very repetitive and predictable in the current dinning hall.
1	0.27%	<input type="checkbox"/>	Much more variety of fresh fruits and vegetables.
1	0.27%	<input type="checkbox"/>	multi-cultural or ethnic foods
2	0.55%	<input type="checkbox"/>	n/a
2	0.55%	<input type="checkbox"/>	N/A
1	0.27%	<input type="checkbox"/>	Natural, locally grown, pesticide free, fresh simple foods
1	0.27%	<input type="checkbox"/>	New desserts
1	0.27%	<input type="checkbox"/>	New Food
1	0.27%	<input type="checkbox"/>	No dried out food and no hard cookies
1	0.27%	<input type="checkbox"/>	No suggestions
1	0.27%	<input type="checkbox"/>	none

1	0.27%	<input type="checkbox"/>	normal food like italian, chinese, fried chicken.
1	0.27%	<input type="checkbox"/>	not necessarily for the dining hall itself, but a Taco Bell or Chik-fil-A would go over very well among students
1	0.27%	<input type="checkbox"/>	Nutritional balanced meals
1	0.27%	<input type="checkbox"/>	open 24 hours.
1	0.27%	<input type="checkbox"/>	open later! open till 2 or 1 at least 12
1	0.27%	<input type="checkbox"/>	Open throughout the night with self serve cereal, coffee, fruit, etc
1	0.27%	<input type="checkbox"/>	options for people allergic to soy
1	0.27%	<input type="checkbox"/>	Organic
1	0.27%	<input type="checkbox"/>	Organic food
1	0.27%	<input type="checkbox"/>	Organic, let's try to be healthy!
1	0.27%	<input type="checkbox"/>	organic.
1	0.27%	<input type="checkbox"/>	Organic.
1	0.27%	<input type="checkbox"/>	Outdoor seating in the dining hall, as well as more options for people watching their sugar intake.
1	0.27%	<input type="checkbox"/>	Paleo: High protein foods.
1	0.27%	<input type="checkbox"/>	PANERA BREADD
2	0.55%	<input type="checkbox"/>	Pasta
1	0.27%	<input type="checkbox"/>	Pasta bar
1	0.27%	<input type="checkbox"/>	pizza, real new york pizza
1	0.27%	<input type="checkbox"/>	Please have more mexican food,the burritos and tacos are yummy!
1	0.27%	<input type="checkbox"/>	Please improve on the quality of food you are serving us. Left overs and the choices for the current dining hall we have on campus isn't desirable. I wish that the dining hall food could greatly improve in the taste and quality than it is now
1	0.27%	<input type="checkbox"/>	Plenty of options for the average carnivore.
1	0.27%	<input type="checkbox"/>	Possibly an Itallian or Japanese food section/offering.
1	0.27%	<input type="checkbox"/>	Posted nutrition facts, or a green sticker on menu items that are healthier, such as 500 calories or less, 15 grams of fat or less, reduced sugar, etc.
1	0.27%	<input type="checkbox"/>	protein smoothies.
1	0.27%	<input type="checkbox"/>	raw food options
1	0.27%	<input type="checkbox"/>	Real Italian food, like Calamari, Sausage and Peppers, Eggplant Parmigiana, Chicken Francaise, Lobster Fra Diavolo, Penne Ala Vodka, Meatball Parmigiana, Clams and Shrimp Oregenata
1	0.27%	<input type="checkbox"/>	Reduce the food-waste and meal plan price by eliminating the all-you-can-eat buffet style.
1	0.27%	<input type="checkbox"/>	rice and meat. Latin food.
1	0.27%	<input type="checkbox"/>	Salad Bar
1	0.27%	<input type="checkbox"/>	Salads, tacos
1	0.27%	<input type="checkbox"/>	Sandwiches
1	0.27%	<input type="checkbox"/>	Seafood and red meat. Subs
1	0.27%	<input type="checkbox"/>	Shorbert
1	0.27%	<input type="checkbox"/>	Single bedrooms at a lower price.
1	0.27%	<input type="checkbox"/>	smoothie bar
1	0.27%	<input type="checkbox"/>	Smoothie Bar
1	0.27%	<input type="checkbox"/>	Smoothie Station, paninis
1	0.27%	<input type="checkbox"/>	Soft Serve Ice Cream
1	0.27%	<input type="checkbox"/>	Soft serve ice cream machine
1	0.27%	<input type="checkbox"/>	Soft Serve Ice Cream Machine

1	0.27%	<input type="checkbox"/>	Soft serve machine! more fruits on the fruit bar. different juices every day
1	0.27%	<input type="checkbox"/>	Something more like Fridays or Applebees
1	0.27%	<input type="checkbox"/>	Something other than Chartwell's low-quality food.
1	0.27%	<input type="checkbox"/>	Something that honestly doesn't feel like it's been brought in frozen and defrosted. No fast food type meals.
1	0.27%	<input type="checkbox"/>	Something that offers food choices after 730 that don't include only burgers and fries. Also it needs late hours. 2am+
1	0.27%	<input type="checkbox"/>	Soul food
1	0.27%	<input type="checkbox"/>	Soul Food
1	0.27%	<input type="checkbox"/>	soul food
1	0.27%	<input type="checkbox"/>	SOUTHERN SWEET TEA
1	0.27%	<input type="checkbox"/>	Soy free
1	0.27%	<input type="checkbox"/>	Spanish, maybe a window for healthy food (not the vegan spot).
1	0.27%	<input type="checkbox"/>	Starbucks, Pizza, Burgers
1	0.27%	<input type="checkbox"/>	Stations that serve dishes under 400 calories. More variety of vegetables not cooked in oils. Sushi. A soft serve ice cream or frozen yogurt machine
1	0.27%	<input type="checkbox"/>	Steak
1	0.27%	<input type="checkbox"/>	Steak, more meat, lobster,
1	0.27%	<input type="checkbox"/>	Sub shop
1	0.27%	<input type="checkbox"/>	Subs
1	0.27%	<input type="checkbox"/>	subway
1	0.27%	<input type="checkbox"/>	Subway
1	0.27%	<input type="checkbox"/>	subway, a decent burger place
1	0.27%	<input type="checkbox"/>	subway, homeade food, seafood
1	0.27%	<input type="checkbox"/>	Sushi
2	0.55%	<input type="checkbox"/>	sushi bar
1	0.27%	<input type="checkbox"/>	Sushi.
1	0.27%	<input type="checkbox"/>	Sweet Tea, More parking
1	0.27%	<input type="checkbox"/>	Sweets section for cookies, cake, etc.
1	0.27%	<input type="checkbox"/>	taco's! hard or soft shells with ground beef and have a bunch of toppings on the side to choose from. everyone loves tacos!
1	0.27%	<input type="checkbox"/>	Tea shop would be nice because some students use tea as a relaxation method
1	0.27%	<input type="checkbox"/>	The center marketplace closes at 7:30 which is too early on the weekends. I think the new dining hall should stay open later.
1	0.27%	<input type="checkbox"/>	The Coffee House idea would be a great addition. Another option could be a bar/grill similar to coyote jacks.
1	0.27%	<input type="checkbox"/>	the dining halls are great, I just prefer to cook my own food. Make the food in the dining halls less fattening, have healthier choices
1	0.27%	<input type="checkbox"/>	The Muslim Food i-e Halal Food.
1	0.27%	<input type="checkbox"/>	Themed eatery
1	0.27%	<input type="checkbox"/>	Themed lunches just like the old dining hall.
1	0.27%	<input type="checkbox"/>	There needs to be an ice cream machine.
1	0.27%	<input type="checkbox"/>	There should be a Carribean night in which they offer a variety of foods such as curry or jerk chicken.
1	0.27%	<input type="checkbox"/>	There should be an ice cream shop! TONS of students would love to go there.
1	0.27%	<input type="checkbox"/>	To not allow old people, as they hav run off kids who need to eat on campus before.
1	0.27%	<input type="checkbox"/>	Try introducing food from different cultures. This university is about diversity so the food should also be diverse. Everyone doesn't eat the same things.

1	0.27%	<input type="checkbox"/>	Using Real Meat
1	0.27%	<input type="checkbox"/>	Varied cultures and cuisines
1	0.27%	<input type="checkbox"/>	variety. ice cream machine.
1	0.27%	<input type="checkbox"/>	veggies and meat
1	0.27%	<input type="checkbox"/>	Very healthy food options, Ice Cream, Yogurt,
2	0.55%	<input type="checkbox"/>	Vietnamese food
1	0.27%	<input type="checkbox"/>	We do not need a new dining hall. Instead of building more housing/dining facilities on campus, we need that space for academics. If we're getting 600 more students living on campus, meal plans shouldn't be required. If there's 600, you won't have to worry about overcrowding in the cafeteria if you make them optional... and make the current dining facilities open later.
1	0.27%	<input type="checkbox"/>	We do not need another coffee house, because we already have Starbucks and Duncan Donuts !
1	0.27%	<input type="checkbox"/>	We need healthier options in the dining hall. In the current dining hall, lunch is only served from 12-3 and dinner from 6-7. All other hours only have pizza, burgers, and fries available. That's not enough food options for the money students pay to have a meal plan.
1	0.27%	<input type="checkbox"/>	WE SHOULD BE ABLE TO GIVE GUESTS ONE OF OUR MEALS... I HATE HOW THERES ONLY 2 GUEST PASSES
1	0.27%	<input type="checkbox"/>	When living on campus a few years ago, the requirement of having a meal plan that did not include gluten free food murdered the whole experience of being on campus because I was so mal nourished from not having a gluten free diet due to the fact that I am a celiac disease patient. Being that it is a food plan necessary for me to live, I found it appalling that the university provided vegetarian options(not necessary for living but a desired food) rather than helping provide me with a decent meal. More brown rice, veggies, potatoes, and large selection of meats.
1	0.27%	<input type="checkbox"/>	You Should have calories per serving size listed under the titles to help students prevent weight gain.

365 Respondents

Q48. Please indicate your gender:

Count	Percent		
373	36.71%	<input type="checkbox"/>	Male
641	63.09%	<input type="checkbox"/>	Female
2	0.20%	<input type="checkbox"/>	Transgendered

1016 Respondents

Q49. How old are you?

Count	Percent		
9	0.88%	<input type="checkbox"/>	Younger than 18
932	91.55%	<input type="checkbox"/>	18 - 20
54	5.30%	<input type="checkbox"/>	21 - 25
23	2.26%	<input type="checkbox"/>	26 and over

1018 Respondents

Q50. Please indicate your class standing:

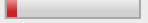
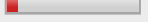
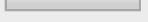
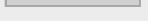
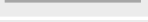
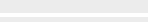
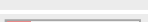
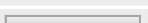
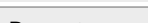
Count	Percent		
585	58.38%	<input type="checkbox"/>	Freshman
359	35.83%	<input type="checkbox"/>	Sophomore
31	3.09%	<input type="checkbox"/>	Junior
27	2.69%	<input type="checkbox"/>	Senior

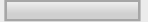
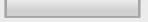
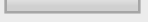
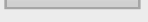
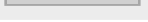
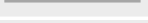
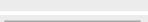
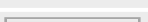
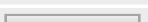

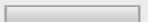
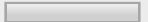
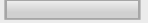
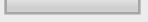
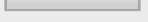
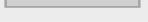
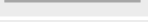
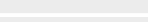
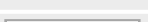
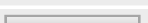





1002 Respondents

Q51. What is your marital status?

Count	Percent		
985	97.43%		Single without children
3	0.30%		Single with children
20	1.98%		Married/partnered without children
3	0.30%		Married/partnered with children
1011	Respondents		

Q52. Please identify the college in which you are enrolled:

Count	Percent		
159	15.79%		Dorothy F. Schmidt College of Arts and Letters
171	16.98%		College of Business
75	7.45%		College of Design and Social Inquiry
94	9.33%		College of Education
86	8.54%		College of Engineering and Computer Science
42	4.17%		Harriet L. Wilkes Honors College
57	5.66%		Christine E. Lynn College of Nursing
260	25.82%		Charles E. Schmidt College of Science
63	6.26%		Other (please specify)

Count	Percent		
1	1.59%		Biomedical college
1	1.59%		boca
1	1.59%		criminal justice
1	1.59%		Criminal Justice
1	1.59%		florida atlantic university
1	1.59%		Freshman - Pre-nursing
1	1.59%		im not sure
1	1.59%		Math education major and mathematics major
1	1.59%		not enrolled yet
1	1.59%		not enrolled yet at a particular college
1	1.59%		Not yet enrolled
1	1.59%		pre business
1	1.59%		Pre Nursing
1	1.59%		Pre-business right now till my junior year
1	1.59%		Pre-Nursing
1	1.59%		Schmidt College of Medicine
1	1.59%		Undecided
8	12.70%		undecided
20	31.75%		Undecided
1	1.59%		Undecided Major
1	1.59%		Undecided, but going into nursing in near future
1	1.59%		undeclared
4	6.35%		Undeclared
1	1.59%		undergad student
1	1.59%		undergrad

1 1.59% undergraduate

1007 Respondents

Q53. Do you currently work in addition to taking classes?

Count	Percent		
554	55.01%	<input type="checkbox"/>	No
243	24.13%	<input type="checkbox"/>	Yes, I work less than 20 hours per week
190	18.87%	<input type="checkbox"/>	Yes, I work 20 to 35 hours per week
20	1.99%	<input type="checkbox"/>	Yes, I work more than 35 hours per week

1007 Respondents

Q54. Did you receive financial aid for the Spring 2012 semester?

Count	Percent		
778	76.65%	<input type="checkbox"/>	Yes
237	23.35%	<input type="checkbox"/>	No

1015 Respondents

Q55. How is/was your tuition funded? SELECT ALL THAT APPLY

Count	Respondent %	Response %	
605	59.49%	21.78%	<input type="checkbox"/> Family support
312	30.68%	11.23%	<input type="checkbox"/> Personal savings
215	21.14%	7.74%	<input type="checkbox"/> Personal income
500	49.16%	18.00%	<input type="checkbox"/> Student loans
635	62.44%	22.86%	<input type="checkbox"/> Scholarship
416	40.90%	14.97%	<input type="checkbox"/> Grant
13	1.28%	0.47%	<input type="checkbox"/> Employer program
19	1.87%	0.68%	<input type="checkbox"/> Veterans' education benefits
63	6.19%	2.27%	<input type="checkbox"/> Other (please specify)

Count	Percent		
5	7.94%	<input type="checkbox"/>	Bright Futures
1	1.59%	<input type="checkbox"/>	Bright Futures and Pre-Paid
1	1.59%	<input type="checkbox"/>	Children and Family Services Waiver
1	1.59%	<input type="checkbox"/>	College Fund
1	1.59%	<input type="checkbox"/>	college fund from deceased grandmother
5	7.94%	<input type="checkbox"/>	financial aid
3	4.76%	<input type="checkbox"/>	Financial Aid
1	1.59%	<input type="checkbox"/>	FL Prepaid
1	1.59%	<input type="checkbox"/>	FL Pre-paid
1	1.59%	<input type="checkbox"/>	FL Pre-Paid
1	1.59%	<input type="checkbox"/>	Fl. Prepaid
1	1.59%	<input type="checkbox"/>	Florida Bright futures
1	1.59%	<input type="checkbox"/>	Florida pre paid
1	1.59%	<input type="checkbox"/>	Florida Pre Paid
3	4.76%	<input type="checkbox"/>	florida prepaid
1	1.59%	<input type="checkbox"/>	florida pre-paid

1	1.59%		Florida prepaid
14	22.22%		Florida Prepaid
1	1.59%		Florida PrePaid
4	6.35%		Florida Pre-Paid
1	1.59%		Florida Prepaid College Plan
1	1.59%		Florida Pre-pay
1	1.59%		Florida Prepayed
1	1.59%		Florida Repaid
2	3.17%		Graduate Assistantship
1	1.59%		prepaid
1	1.59%		pre-paid
1	1.59%		Prepaid
1	1.59%		Pre-Paid
1	1.59%		Provost Fellowship
1	1.59%		small academic scholarship
1	1.59%		TA Waiver
1	1.59%		Vocational Rehabilitation Center

1017 Respondents

2778 Responses

Q56. In the box below please feel free to comment on the proposed student housing facility and/or campus dining at Florida Atlantic University:

Count Percent

409 100.00%

Count	Percent	
1	0.24%	
1	0.24%	4 to a bathroom is miserable.
1	0.24%	A coffee house in a residence hall would be wonderful - other halls such as innovation village north and south would be ideal. The apartment style living is definitely going to be the most desired.
1	0.24%	A lot of people are living on campus, but they can barely afford it. The more costly the residence halls are, the more people will probably move back home.
1	0.24%	A new campus dining hall sounds like a great idea and is a much needed improvement that I will be looking forward to. I would love to live on campus, but cannot afford it.
1	0.24%	A new dining hall would be very nice.
1	0.24%	A new dorm with a new dining facility would be very nice, however the prices planned for the 4 single rooms seems unreasonable. It seems to not have anything more to offer than the single rooms in Indian River Towers but are several hundred dollars more, that is the only reason I wouldn't want to live in them.
1	0.24%	A new dorm would be a great idea. It would also be a good idea if they had some kind of kitchen area in their suite in so they wouldn't have to have a meal plan. The cafe sounds great and as a vegetarian, having more options in the new dining hall sounds really appealing.
1	0.24%	A new housing facility is very desirable because I would love to live on campus and not have to worry about being put on a waiting list.
1	0.24%	A second dining hall is in great need, the only one FAU offers is very crowded.
1	0.24%	A student housing with the proposed amenities would be very attractive to me as a student who lives off campus as it incorporates some of the comforts I currently enjoy already at home.
1	0.24%	Add better drinks, more variety. Also add survey to students at the beginning of the year in order to see new ideas for meals.
1	0.24%	All the options for this year plus the proposed ones in this survey are very expensive

			compared to what the tenant gets. If I want to have my own bedroom and have a living room in the apartment, to live on-campus is no less than \$1000 (including all utilities). I live on my own, 5 minutes away, with my personal bedroom, living room, kitchen and bathroom and pay \$780 (including all utilities). I think that if the price to live on-campus was \$800-\$840 per month - it would worth it, but for sure not over a grand.
1	0.24%	<input type="text"/>	Although i do not live on campus i have been in many of the dorms. private space looks to be the number one problem. With these new facilities it looks as if each student will have a good amount of personal space.
1	0.24%	<input type="text"/>	Another cafeteria on another side of campus, serving different food would be great for multiple options on where and what to eat.
1	0.24%	<input type="text"/>	Another price convenient (like algonquin) set of dorms or apartments.
1	0.24%	<input type="text"/>	anything with single rooms is good
1	0.24%	<input type="text"/>	Apartments more like IVA closer to classes/other living areas. Also we need more volleyball courts.
1	0.24%	<input type="text"/>	As long as there is an atmosphere where students can hang out, mingle, interact with one another and relax it will attract students.
1	0.24%	<input type="text"/>	As stated before, more fast food options as well as frozen yogurt/ice cream lounges are beyond desirable. I think Taco Bell would make a ton of money followed by McDonalds.A yogurt lounge would be desirable and never run out of business with South Florida's year-round sunshine. Just think of the days when a sundae station was set up in the dining hall on the weekend. It was popular and sold out even on the weekends when most students went home. I also remember a lot of students being upset that the ice cream machine broke down and was removed from the dining hall. One thing that caught my eye about attending UCF was because of the various amounts of different dining options.
1	0.24%	<input type="text"/>	Available for sophomores juniors and seniors.
1	0.24%	<input type="text"/>	Better accomodations for the Jupiter campus of FAU.
1	0.24%	<input type="text"/>	both are great
1	0.24%	<input type="text"/>	Both great ideas! The current dining hall is often very crowded, especially when it's time for dinner, and there needs to be more housing options for students at FAU as the university's enrollment continues to increase.
1	0.24%	<input type="text"/>	Both of these things would be a great addition to the school. The things that turn people off about FAU are the lack of dining halls and lack of diversity within the dining hall. Also, FAU is still known to be a commuter campus, and the new residence hall will attract more people here because it shows we are growing and have future plans to become a very large school.
1	0.24%	<input type="text"/>	Building it would be a great idea. Having Fraternity or Sorority houses built would be a great idea too.
1	0.24%	<input type="text"/>	Campus dining is horrendous and and disgusting, only makes you sick!
1	0.24%	<input type="text"/>	Campus dining needs to be open much longer and FAU needs more parking spots around the campus.
1	0.24%	<input type="text"/>	Campus dining should not be forced, main reason chosen to live in IVA was to cook own meals.
1	0.24%	<input type="text"/>	Campus housing needs to be slightly more affordable; its not fair to low income students to be placed out of preference into over priced dorms which they cannot afford.
1	0.24%	<input type="text"/>	CHEAPER HOUSING
1	0.24%	<input type="text"/>	Cheaper is better
1	0.24%	<input type="text"/>	Cheaper would be best if possible.
1	0.24%	<input type="text"/>	Chipotle would be lovely
1	0.24%	<input type="text"/>	Closet space should be expanded
1	0.24%	<input type="text"/>	Computer labs are extremely important to students because they provide easy access to both computers and printers (which some students do not have access of in their dorm rooms). It is vital to keep the labs in tip top condition to help aid students in completing necessary assignments. This includes printers working with ink and paper at all times.
1	0.24%	<input type="text"/>	Cost of the new housing is important because there are students that have to take out extra loans to live in IVA. If the housing could be priced like HPT and GPT or even UVA then I would be for it 100% I do like the idea of another dining facility because the current one gets crowded especially on event nights and the older people are on campus.
1	0.24%	<input type="text"/>	Create a new dining place for the people that come to eat off campus, like the elderly who come tosee shows/movies/events.
		<input type="text"/>	

1	0.24%	<input type="text"/>	dining facilities should open earlier on the weekends!!!
1	0.24%	<input type="text"/>	Dinning Halls must have more convenient hours of operation, specifically on weekends they should operate later than 7pm.
1	0.24%	<input type="text"/>	Dislike how certain foods are not served past 730 and how the food court in the breezeway closes early The dorms need a way for fresh air to sweep in, it gets too stuffy since the windows do not open
1	0.24%	<input type="text"/>	Do NOT make meal plans mandatory. Also, allow for each individual bedroom to set its own temperature. Having truly single dorming would be the best solution, not this "suite style" stuff.
1	0.24%	<input type="text"/>	do not put beds that close to each other, kids have sex in beds
1	0.24%	<input type="text"/>	Do not, and I repeat do not go forward with building another housing facility and dining center. We do NOT need that, we need parking space because it is absolutely ridiculous that it takes me up to 30 minutes to get on campus depending on traffic and sometimes even another 30 minutes just to find a parking space. If there's anything my friends complain about the most is the fact that parking is horrendous and hinders our ability to really approach FAU without getting stressed. You guys just built a new housing unit that looks amazing, renovate your existing ones if you have to, but do not take away parking spaces.
1	0.24%	<input type="text"/>	Don't make it too expensive.
1	0.24%	<input type="text"/>	Don't waste your time or money unless its LEED certified. Maybe add something to make it exciting and desirable over other on campus choices... Nice gym, green roof/sunbathing area, coffee shop, racquetball court, Pool, etc.
1	0.24%	<input type="text"/>	Dorm room mates should be surveyed so that your roommate has SOMETHING or ANYTHING in common with you. My roommates had nothing in common with me, and didn't seem to like me very much. I really wish I could of had roommates that had some of my same interests or were at least nice to me.. It would have made my first year a lot nicer, and more enjoyable..
1	0.24%	<input type="text"/>	eh
1	0.24%	<input type="text"/>	Either way it doesn't apply to me because I live on the Jupiter campus.
1	0.24%	<input type="text"/>	Everything sounds great, especially if there is a dining facility within the residence hall. Even the coffee bar sounds incredible. Kitchens within the dorms would be much more desirable, but if there's a dining facility then maybe that is not needed.
1	0.24%	<input type="text"/>	Faster help when there is a issue with mantinace and to increase the dining hall hours.
1	0.24%	<input type="text"/>	FAU should allow students to choose if they have a person in mind for roommate
1	0.24%	<input type="text"/>	FAU's R.A.'s are absolutely useless. Whatever training program you guys are using is ineffective. Most of the people in charge completely abuse their power and do little to better the residential community. UVA is so dirty. Although I consistently clean and only eat in the kitchen, we ALWAYS have some kind of bug problem. Maintenance ignores our pleas for help and multiple lightbulbs are in need of repair. I'm just incredibly disappointed with FAU's residence facilitys. Especially since I'm basically drowning myself in debt to be here.
1	0.24%	<input type="text"/>	Finally
1	0.24%	<input type="text"/>	Fix the complaints in current housing before building more housing, for example, the elevators in IRT, HPT and GPT. Ice machines in all buildings would be nice, fix the owl card machines, etc. There's alot that needs to be fixed before building new housing. By not addressing them, the problems will only get worse.
1	0.24%	<input type="text"/>	Florida Atlantic needs more single rooms because it's easier to get your work done in your own private room, the dining hall would help also because sometimes it's hard to make food every single day.
1	0.24%	<input type="text"/>	Foods fine for me
1	0.24%	<input type="text"/>	For a growing student population, it would be a great idea to add extra space for new people to live in. It's also nice to include easy access dining which also offers food that suit the students' tastes. An issue in the future will be parking, and I think the school should also consider working on parking along with the new housing facility.
1	0.24%	<input type="text"/>	For both of the proposed student housing facilities, if there are going to be two bathrooms, they both should be 2 full bathrooms each (each including a toilet and a shower). There definitely should be another dining hall due to the crowd in our only dining hall. If another one will be built it should be on the opposite side of this one so it accommodates all FAU students and teachers who live or teach on the opposite side of this cafeteria.
1	0.24%	<input type="text"/>	For the new housing facilities I would propose 2 shower/toilet units in each suite instead of a toilet in one restroom and the shower in the other restroom, making it more convenient for sharing the bathroom facilities and more private for the four roommates. This way 2 roommates on one side of the suite could have one shower/toilet for themselves, while the other 2 roommates can share their one shower/toilet unit.

1	0.24%	<input type="checkbox"/>	For the unit with a kitchen, a meal plan should not be required. It makes no sense to build a kitchen and have students barely-- if at all--use it.
1	0.24%	<input type="checkbox"/>	Forget about it. Parking space > a new housing facility.
1	0.24%	<input type="checkbox"/>	From what I have heard, there is a surplus in housing already. More housing seems unreasonable, when there are other issues, such as parking, that need immediate attention.
1	0.24%	<input type="checkbox"/>	Get PPhone service on the first floor on IVA
1	0.24%	<input type="checkbox"/>	Good idea but on campus housing needs to be less expensive. I will be living off campus next year because the cost to live on campus is far too high even in the most basic of buildings like HPT.
1	0.24%	<input type="checkbox"/>	Good Ideas to ease crowding...a 4 or 5 story version of algonquin would be good
1	0.24%	<input type="checkbox"/>	Good ideas. It's nice to have more options.
1	0.24%	<input type="checkbox"/>	Good Stuff
1	0.24%	<input type="checkbox"/>	great
1	0.24%	<input type="checkbox"/>	Great environment. UVA building looks a little bit old.
1	0.24%	<input type="checkbox"/>	Great food for "school food"
1	0.24%	<input type="checkbox"/>	great idea one dining hall is not enough gets too crowded
1	0.24%	<input type="checkbox"/>	Great idea.
1	0.24%	<input type="checkbox"/>	Great ideas but the location would take away from commuter parking.
1	0.24%	<input type="checkbox"/>	Gross
1	0.24%	<input type="checkbox"/>	Have more healthy options rather than just a salad bar.
1	0.24%	<input type="checkbox"/>	have the dining halls open later
1	0.24%	<input type="checkbox"/>	Have the food be as fresh as possible in the new dining hall. The food in already established cafeteria makes me feel sick if i eat it everyday.
1	0.24%	<input type="checkbox"/>	Having more on campus residence halls would be really nice.
1	0.24%	<input type="checkbox"/>	Having rooms for 4500 dollars plus a 1500 dollar meal plan puts them in the top bracket of FAU's housing options. Considering that these new rooms have very little to put them above the quality of living at IVA. Meal plans are already overpriced in comparison to cooking your own food, putting the overall cost of living at a place like IVA close to the overall cost of living at the dorm style housing, such as IRT. Considering these new housing options don't contain kitchens, cost the same as IVA, aren't really furnished any nicer than IVA, and on top of all that require a \$1500 meal plan, the only conclusion I can draw is that these new dorms are far overpriced. Students at FAU don't have the money to afford this kind of housing, and even if they did, of campus housing is much nicer than anything campus housing could provide.
1	0.24%	<input type="checkbox"/>	Having small kitchen and washer dryer areas on individual floos would be more desirable than the current accomedations. Also, more bike racks should be incorporated with corresponding trails.
1	0.24%	<input type="checkbox"/>	Having the dining hall in the same building as the student housing is a fantastic idea.
1	0.24%	<input type="checkbox"/>	Housing fees should be far less than what it is. My friends at more well known colleges pay not even 2,000 dollars to live in the same conditions as FAU.
1	0.24%	<input type="checkbox"/>	Housing is too expensive, also if the new building was as much of a disaster as IVA north and south no one would want to live there. IVA has no cell service among other problems. Housing should fix there current problems rather than ignoring them and creating more in a new building.
1	0.24%	<input type="checkbox"/>	Housing should attempt to reduce prices and find a location that isn't so isolated from all the other buildings/offices.
1	0.24%	<input type="checkbox"/>	Housing with the option not to take a meal plan not based on just religious preference. I was going to live on campus until I factored in the meal plan and found out even with loans I would not have enough money to afford my housing.
1	0.24%	<input type="checkbox"/>	I am a student at the Wilkes Honors College and absolutely LOVE the living here. Having my own room and sharing 2 bathrooms with my suitemates is the ultimate set-up so I'm sure it will be greatly appreciated at the Boca Campus!
1	0.24%	<input type="checkbox"/>	I am happy with the on campus housing but am very unhappy with the maintenance. It takes entirely way too long to fix the problems we have within our unit.
1	0.24%	<input type="checkbox"/>	I am very upset to see that the suite style A will be offered for \$4300 when it is 5x as nice as the the room i pay \$5280 for.

1	0.24%	<input type="text"/>	I believe a new dining hall is an awesome idea!
1	0.24%	<input type="text"/>	I believe it is a fantastic idea, students will feel more relaxed and be able to talk with friends and enjoy their time on campus their home.
1	0.24%	<input type="text"/>	I believe it is a good idea but should be open long.
1	0.24%	<input type="text"/>	I believe it's important for housing rates to be more affordable.
1	0.24%	<input type="text"/>	I believe new housing will increase the interest of the student population to live on campus. However, I believe that on campus housing costs are deterring many potential occupants from living in the new facilities. If you could lower the costs of living on campus a little more, than you would have more interested in staying there. Innovation is a great place, but my friends and I are unaware if we are able to afford it without the aid of our Florida Prepaid.
1	0.24%	<input type="text"/>	I believe that all housing should have a sort of matching survey to locate roommates for residents. This would hopefully result in a better living atmosphere. As a person living with someone who does not match my style of living I am miserable most of the time. That is no exaggeration, I am going to find my own place to live and I would spend everything I have to not live with her for another day. This is a serious problem.
1	0.24%	<input type="text"/>	I believe that at the prices we are paying as students to live here, we deserve to not have so many many problems with the housing facilities such as no water pressure in the shower and no ventilation in the bathrooms that leads to mold. Is that too much to ask?
1	0.24%	<input type="text"/>	I believe that the new housing would be beneficial because the school is more heard of now than ever before.
1	0.24%	<input type="text"/>	I believe that there should be more housing available to students since there is a high amount of freshman coming in. I believe that the housing should be more of an apartment style in stead of residence hall because the meal plan is ridiculously expensive. More students want an apartment on campus because of the kitchen and I feel that freshman should be allowed to live there as well not just because there is no more room.
1	0.24%	<input type="text"/>	I believe the price shouldn't be that high since many students find it hard to pay for even classes on its own.
1	0.24%	<input type="text"/>	I cannot stress the importance of healthy and simple foods, many students at FAU are very into fitness and trying to be healthy, and I feel that the food in the current cafeteria does not allow me to eat healthy
1	0.24%	<input type="text"/>	I couldn't quite understand the map on where the new residence/dining hall was to be located but I hope FAU is looking to build a hall near UVA and IVA or the East or Northeast side of campus. The cafeteria we have currently is too far away for people who would like to eat there.
1	0.24%	<input type="text"/>	I do not feel that the new hall should be for only freshman, I feel that upper class-men need more affordable housing options here at FAU. I also feel that freshman do not need their own living rooms. The study lounge area is much more beneficial to the freshman environment than a living room.
1	0.24%	<input type="text"/>	I do not like how breakfast ends so early. I also do not like how the cafeteria closes early. I do not like the food that much. I also do not like how late it opens on the weekends.
1	0.24%	<input type="text"/>	I do not see the purpose in having a dining hall in the proposed student housing facility, other than to have more space for students to eat. I know that sometimes the cafeteria can get very crowded, but I have not had any problems concerning that so far. I am still able to get my food and sit down to eat it when I please. Also, I fail to see why anyone would prefer to live in the proposed housing facility when it looks as if it would be the same as IRT only more expensive. It does not seem logical for the prices to be any different unless you expect students to willingly pay more just so they don't have to walk as far to get food. Even if you do get students to pay more for that reason, I don't think those are students you would want in the university for they could possibly be very lazy.
1	0.24%	<input type="text"/>	I do not think a dining hall should be mixed into the building, it takes away from socializing with friends at the dining hall if friends live in other buildings. Also i feel that a coffee lounge or any shared eating facilities would have to be very clean and cleaned often for me to use them because some students are rediculously dirty. Lastly WE NEED MORE PARKING GARAGES JUST AS MUCH AS WE NEED MORE HOUSING!
1	0.24%	<input type="text"/>	I don't like the proposed area. There is barely enough parking spaces already. It should be done in a grassy area, like the one across from UVA.
1	0.24%	<input type="text"/>	I don't live on the main campus, so I have no opinion on the proposed facilities.
1	0.24%	<input type="text"/>	I don't think i would live there because you have more of less the same set up already in the other halls. As for dining, it is too far to walk over there, where as the cafe is pretty convenient.
1	0.24%	<input type="text"/>	I don't think many people will share a bedroom, but the 4/2 sound nice. The dining will make a great profit
1	0.24%	<input type="text"/>	I feel as though the entrance to the bathrooms in option two should be connected to the room and not at the entrance to the dorm room.

1	0.24%	<input type="text"/>	I feel as though the meal plan should be optional, I prefer to eat in my own room and cook my own good.
1	0.24%	<input type="text"/>	I feel like it is a good idea. As FAU continues to progress from a commuter school, more people will want to live on campus and having more housing options is ideal in that decision
1	0.24%	<input type="text"/>	I feel like it will be good idea to have another housing facility and campus at FAU. It can help some students be able to reach wherever they have to go to. It can also help people to afford to be able to stay on campus with the money they receive from their personal accounts or financial aid.
1	0.24%	<input type="text"/>	I feel like it's a great idea, especially if it houses a dining facility.
1	0.24%	<input type="text"/>	I feel like the 4 bedroom two bath suite was overpriced, it is the same set up basically as The new innovation village just without a kitchen and was very close in price.
1	0.24%	<input type="text"/>	I feel that campus parking is an issue that should also address in conjunction with building more housing and taking more students. FAU is growing and FAU should accommodate to the demands that accompany its growth.
1	0.24%	<input type="text"/>	I feel that many students who could afford the cost would prefer the new proposed facilities, but students that drive themselves or carpool would greatly benefit from more parking lots/garage facilities.
1	0.24%	<input type="text"/>	I feel that the dinning hall that is open to students now has a wide verity of food items. By placing another dinning hall would be a great idea for a growing college such as FAU.
1	0.24%	<input type="text"/>	I feel that the housing on campus at FAU is very convient. It is a bit expensive, but living in HPT I am able to get to any building on campus without too much walking.
1	0.24%	<input type="text"/>	I feel that the location should not cut down on parking space as parking is already extremely limited. I feel that FAU should attempt to solve the parking issue before dealing with anymore new housing projects. I would also hope that the "preserve" is not affected should the proposed location change. I find it slightly ironic that the FAU mascot is an owl however the so called protected area for the owls on campus was destroyed for the stadium.
1	0.24%	<input type="text"/>	I feel that the price for the new facility is to high.
1	0.24%	<input type="text"/>	I feel that the proposed housing facility would be a good option for freshman and some sophomores but as a student that has lived in a residence hall with a meal plan as well as a residence hall that has in apartment kitchens, I much prefer having a kitchen to cook my own food.
1	0.24%	<input type="text"/>	I feel the new housing facility should be a non-freshman facility. Heritage Park and Glades Park Towers are both already mainly Freshman dorms. The new housing facility would be a cheaper alternative to other upperclassmen living facilities, such as to IVA or IRT. Also, the new Dining hall would be a welcomed alternative to the main center market place dining hall that serves the whole campus practically, and the new hall would minimize the very long walk it would take to get to the other side of campus based on the proposed site of this new housing facility.
1	0.24%	<input type="text"/>	I hope that the maintainance staff will be more of an assistance to the students in housing. I live in Algonquin and its constant mold in the vents and when we asked the maintainance to clean it they just changed the bar on the front of the vents. I also hope that the food selection is better. Also I hope they lower the prices for the living. It is too expensive if there is no kitchen, no private bathrooms, twin size beds, and no meal plan. That is ridiculous. It is not a reasonable price.
1	0.24%	<input type="text"/>	I hope that the new dining area will be close to IVA south and north because for individuals who have a meal plan the current dining area is a bit far.
1	0.24%	<input type="text"/>	I hope that there will be sufficient parking for residents, as of now parking is hard to find in green lots.
1	0.24%	<input type="text"/>	I like the idea, but since FAU is primarily a commuter college, there is a need for parking instead of housing.
1	0.24%	<input type="text"/>	I like the idea, however the pricing is very high. The only people that will be able to live there are those provided with money. Lower payment rates, better payment plans, as well as a stricter conditions would be an ideal way to solve problems.
1	0.24%	<input type="text"/>	I like the idea.
1	0.24%	<input type="text"/>	I like the ideas of the fitness center in the new living facility.
1	0.24%	<input type="text"/>	I love the idea of a coffee house. At least providing a small kitchen in the proposed student housing facility would make it much more desirable, though.
1	0.24%	<input type="text"/>	I love the living space that I have in IRT. The main flaw(this is why I am either switching to an on-campus apartment or off campus) is that their is no kithen. I dont particulary like the options given by the dining hall that we have now on campus due to the choices offered for meals. I am used to eating very low-fat so I end up eating a salad if I choose the dining hall.
1	0.24%	<input type="text"/>	I personally feel as if many student would not want to share one shower with three other

students. Especially since the shower is not centrally located.

1	0.24%	<input type="checkbox"/>	I really dont like it. The dining staff is awesome though.
1	0.24%	<input type="checkbox"/>	I really like the idea of a new housing facility on campus. I am looking forward to a new and improved dining hall with many different food options.
1	0.24%	<input type="checkbox"/>	I really love FAU and I hope they put in these new facilities.
1	0.24%	<input type="checkbox"/>	I really think if FAU offered family housing I would have been living on campus. Living on campus would have definitely changed the whole outcome of my college experience by making it easier to get to classes on time, studying, and even to get more active in school programs. And, I would definitely have less stress to deal with. I mean I want the school to be a home away from home!
1	0.24%	<input type="checkbox"/>	i really want to win that xbox plzzzzz. ive never owned a gaming system and due to money issues i currently cant. it would be great if i won it. thanks
1	0.24%	<input type="checkbox"/>	I strongly believe that we need another residence hall. I like the idea of it being similar to the Innovation village apartments and it to have a dinning hall, would be very covenant.
1	0.24%	<input type="checkbox"/>	I strongly support both of the proposed plans!
1	0.24%	<input type="checkbox"/>	I suggest some not so outrageous prices. We are paying enough as it is.
1	0.24%	<input type="checkbox"/>	I think a dining hall would be a good idea.
1	0.24%	<input type="checkbox"/>	I think a great way to boost bicycle security would be to have enclosed gated bicycle areas, similar to the ones located within IVA. Bicycle theft is a huge issue in the United States, and bicycle theft has racked up millions of dollars in stolen goods. Or, if not enclosed areas, then maybe bicycle racks located in the common area within each dorm. Racks are relatively in expensive, and are also space conscious. This way students would be able to lock their bikes inside, which would decrease bike theft and also decrease the likelihood of bicycle damage or vandalism.
1	0.24%	<input type="checkbox"/>	I think all of this change is great. What I wouldn't like to see is a dramatic increase in tuition in order to pay off this project; it would be unjustifiable and not a good idea considering the current economic condition of students. I still feel that this project needs more research and more surveying in order to capture all ideas and opinions
1	0.24%	<input type="checkbox"/>	I think another dorm would be awesome. I would suggest to put a few more elevators through out the building. Also the handicap buttons should be on both sides of the door when trying to get to specific sides of the dorm. If there was more up to date dorms I feel as if this school would be more desirable for incoming freshman in the upcoming years!
1	0.24%	<input type="checkbox"/>	I think FAU has a hard enough time handling the amount of students on campus as is and other areas of the campus should be improved first before housing more students. Parking is always packed and it has taken me over an hour to get a space occasionally. It'll only get worse with more students on campus.
1	0.24%	<input type="checkbox"/>	I think it is a great idea and would be great for new and old students to move into. Having bike storage and a dining area are must haves.
1	0.24%	<input type="checkbox"/>	I think it is a GREAT idea. Adding more amenities to FAU (such as more housing and dining options) is the only way to create a bigger pull for more out of state students to come, which in return would grow the school tremendously. I'm from NJ, and I want my friends to come here. This school has potential to become an even bigger and more out of state school!
1	0.24%	<input type="checkbox"/>	I think it is a great place to be. There are more than enough reasons why its better to dine there than at the food court. The only bad thing is that the location of the Cafeteria in Student Union is soo far away from the rest of the student body/classrooms. I strongly believe that if it was in the same area as the food court, more people would dine there.
1	0.24%	<input type="checkbox"/>	I think it is necessart
1	0.24%	<input type="checkbox"/>	I think it would be a good idea to attract more students.
1	0.24%	<input type="checkbox"/>	I think it would be a great idea and am looking forward to the expanding of FAU
1	0.24%	<input type="checkbox"/>	I think it would be a great idea to expand the residential community with varied set-ups.
1	0.24%	<input type="checkbox"/>	I think it would be a great idea, and the rooms look awesome, and more spacious. I dont think that the meal plan should be included though. That's kind of outrageous for someone who doesnt receive financial aid, to pay for the meal plan, and to live on campus.
1	0.24%	<input type="checkbox"/>	I think it would be good to have the new student housing facility/ campus dinning. I also think however, we should consider getting an on campus gym.
1	0.24%	<input type="checkbox"/>	I think it would be really beneficial to have a new residence hall and dining room to the school. I also believe there needs to be a parking garage for all the students living in HPT and IRT.
1	0.24%	<input type="checkbox"/>	I think it's a great idea since there are many more people who wanted to dorm this past year and that number is sure to grow with FAU's popularity.

1	0.24%	<input type="text"/>	I think it's a great idea to have more on-campus dining and housing. The caf is always super crowded now. FAU has some of the most expensive housing on campus. I am lucky my family is wealthy but every single one of my friends lives off campus a half hour or so away and the only reason they won't live on campus is because it's too pricey - double what it is at some other universities. They would love to but they just can't afford \$3,000-\$4,000 a semester.
1	0.24%	<input type="text"/>	I think it's a great idea! FAU is a burgeoning University and needs to expand, I barely recieved housing, luckily though i ended up getting in a dorm. Also though I believe FAU should consider accepting bids for adding a nightlife entertainment strip near campus. If you look at FSU everything is in walking distance even the clubs so all the kids there love to live on campus and don't need cars. Living in South Florida you NEED a car if you want to do anything. I think if there was a nightlife strip in walking distance to the campus the overall perception of FAU from current students and potential students would extremely increase.
1	0.24%	<input type="text"/>	I think it's great that you're building another residence hall. It's always nice to have more people living on the campus. It gives the place a strong community feel.
1	0.24%	<input type="text"/>	I think it's more important to have better parking than more buildings.
1	0.24%	<input type="text"/>	I think its a bad idea, instead of building another place to eat or for people to live, which is RIDICULOUSLY expensive, we should put the money towards something more useful. Hello, we have horrible parking problems at FAU, why not put up another parking garage. It is already crazy that you allow teachers to park where ever they want and then of course they park in the garages are their lots are empty and students have no where to park. Its crazy
1	0.24%	<input type="text"/>	i think its a good idea plus it will take some of the crowd away from the original dinning hall.
1	0.24%	<input type="text"/>	I think its a great idea and a great way to attract more students to live on campus. When I was an undergraduate I loved living on campus and if it wasn't for my pets I would still love to live on campus.
1	0.24%	<input type="text"/>	I think its a great idea.. we need more housing and more placing to dine!
1	0.24%	<input type="text"/>	I think more housing facilities will help FAU make the transition from a commuter school into a true on-campus university.
1	0.24%	<input type="text"/>	I think that a new dining and residence hall would be awesome! The new hall would definitely need a parking lot though or one near it, or make the parking garage available space for resident students. I would love to live in the new dorm, as I will be living on campus for all four years of college and do not want to live in the apartments.
1	0.24%	<input type="text"/>	i think that FAU needs to work on off campus housing before they add anymore new freshman dorms. FAU is bringing in all of these new students but the current students have no off campus housing to live. The school would be much more desirable if the area supported college living. cheaper housing and better surroundings. they call boca heavens waiting room for a reason, and its not because FAU is located here
1	0.24%	<input type="text"/>	I think that having a kitchen, private bathroom, and personal in unit laundry service in addition to having single rooms is very desirable. More apartment style dorms be modeled with this in mind. Also larger beds would hugely improve desirability of on campus apartment style dorms.
1	0.24%	<input type="text"/>	I think that having another dining hall is not a good idea because if there are 2 then you wont really see everyone on campus and make new friends with people you never would have if split up
1	0.24%	<input type="text"/>	I think that it is necessary for another residents hall. Having another resident hall with a kitchen such as IVA would definitely be very desirable. Another dining hall would also be awesome, it would offer more variety and could draw more people to get a meal plan.
1	0.24%	<input type="text"/>	I think that the possible places are good but on the other side of the stadium might be nice too.
1	0.24%	<input type="text"/>	I think that the proposed student housing facility would be good for the university in attracting students from areas outside of the South Florida area, having more on campus housing would be better for the university and potential students.
1	0.24%	<input type="text"/>	I think that the rates for living on campus, are too high, and effects the possibility of attending your ideal college.
1	0.24%	<input type="text"/>	I think that the resident hall should be more like IVA those dorms are gorgeous and the kitchen is a really nice touch. If the food in the dining halls were better or meal plans could be used for food items in the food court rather than them just taking flex more people would like their meal plans. Commuters might also get a meal plan with this system
1	0.24%	<input type="text"/>	I think that there should be more housing similar to University Village Apartments rather than a residence hall.
1	0.24%	<input type="text"/>	I think that would be a great addition and give students more options on where to live on campus! Additionally, I think a NEW parking garage should be built instead of increasing the ability to hold more students without enough parking already. We need to look at all the

students who commute first. Residents already received brand new apartment building, but what is being done for the commuters? I took early classes JUST to beat parking. The "shuttle" is a great idea, but comes at the most inconvenient times and every time it drives past, it just makes a quick stop and continues on. Parking needs to be handled first, and if the decision were to be between a new residential building and a new parking garage, I would 100% say PARKING GARAGE!

1	0.24%	<input type="checkbox"/>	I think the housing is extremely fun to live on and very enjoyable. the dining on campus is too but i think they should have more choices dealing with different food.
1	0.24%	<input type="checkbox"/>	I think the more students that live on campus, the better. It creates a more prominent student social life and allows the opportunity to form study groups more easily. Also, the idea of living in a new residence hall is very inviting. The more residence halls kept in good condition should directly correlate to the number of students wanting to live on campus. Statistically, this would mean that students would have an increased average GPA as students who live on campus tend to do better academically.
1	0.24%	<input type="checkbox"/>	I think the most desired element is privacy and a kitchen. So single bedrooms and a place to cook your own food should be incorporated first.. Then a living area where students could get together and hangout within the room would be nice. I would want to live there.
1	0.24%	<input type="checkbox"/>	I think the prices are high. I currently do not live on campus but would like to, the only thing holding me back is the price of dorm rooms. Also, I think computer labs is a great idea to have in the housing facilities. I do not have a laptop, like many of my peers, and it would therefore be extremely convenient to have a computer near my room so I can write papers, study, do homework, etc. And if I needed a book or notebook from my room, it wouldn't be a hassle to walk down the hall to get it, rather than walk across campus.
1	0.24%	<input type="checkbox"/>	I think the proposed housing plan is great, it gives students more variety from the basic two singles and a double and the two doubles.
1	0.24%	<input type="checkbox"/>	I think the proposed plan is a lovely idea!it would be nice if we had another coyotee jack on campus that plays music on the weekend,so residents or students dont ahve to leave campus on the weekends for clubs!
1	0.24%	<input type="checkbox"/>	I think there should be a pool on the housing lawn of the new dorms
1	0.24%	<input type="checkbox"/>	I think there should be more of a survey when pairing up room mates.
1	0.24%	<input type="checkbox"/>	I think this is a necessary addition
1	0.24%	<input type="checkbox"/>	I think this is a wonderful idea. FAU has a lot of students who wish they could stay on campus and adding a new housing area would be great. If there is going to be a new dining facility please let the food taste better than what they are currently serving us.
1	0.24%	<input type="checkbox"/>	I think this would be a great addition to the campus.
1	0.24%	<input type="checkbox"/>	I think we need more student housing on campus to boost our numbers and to make fau feel like less of a commuter school. I also think greek housing would help a lot with that image.
1	0.24%	<input type="checkbox"/>	I understand the cost for making a new residence hall will be very high, but I feel like the price for rent is too high and it should be lowered.
1	0.24%	<input type="checkbox"/>	I wish the double dorms had two bathrooms and I like the food, but we need more variations.
1	0.24%	<input type="checkbox"/>	I wish there was just more stuff to do on campus living because everyone just hides in their room.
1	0.24%	<input type="checkbox"/>	I would like for each dormitory to have a dining facility instead of one communal dining hall.
1	0.24%	<input type="checkbox"/>	I would live in the single bedroom style suite and pay the proposed amount of money only if there was a kitchen in the room.
1	0.24%	<input type="checkbox"/>	I would live on campus if I could afford to
1	0.24%	<input type="checkbox"/>	i would love to live on campus but the price is just too much for me. i wish i could afford it.
1	0.24%	<input type="checkbox"/>	I would love to see a kitchen and laundry room on each floor that would be great. Single bedrooms are much more private and makes school easier to focus on rather than fear of the stranger having access to your room and things.
1	0.24%	<input type="checkbox"/>	I would prefer a kitchen in the suite or having the dining hall closer to the dorms
1	0.24%	<input type="checkbox"/>	I would really like if there was just a kitchen on every floor, it doesn't have to be in every room.
1	0.24%	<input type="checkbox"/>	If anything I would like the food to be out longer. I have many classes from 10-2, but when I go to the dining hall after my 2 o'clock class all of the hot food is gone and I'm stuck with a sub, hamburger, chicken patty, pizza, or the salad bar- none to which I want for lunch because I'd rather have the hot food.
1	0.24%	<input type="checkbox"/>	If Florida Atlantic University to create and new housing facility, it would need a kitchen.
		<input type="checkbox"/>	

1	0.24%	<input type="text"/>	If I lived in the proposed housing facility I would eat at the new dining hall.
1	0.24%	<input type="text"/>	If it were more affordable, I'd consider it. I pay about \$800/month for rent and utilities for a private condo.
1	0.24%	<input type="text"/>	If students must have a meal plan to live in a residence, the cost of it (a basic amount like 5-10 meals per week) should be included in the cost of the unit per semester.
1	0.24%	<input type="text"/>	if you are planning on building new on campus housing you should think of building more apartment like housing with kitchens
1	0.24%	<input type="text"/>	If you build another student housing facility, what will you do about the increased # of cars on campus and the already limited # of parking spaces?
1	0.24%	<input type="text"/>	Im extremely excited to see FAU growing as a University and can't wait to see some of the new changes! Maybe Fraternity and Sorority houses will be considered in the near future as well :)
1	0.24%	<input type="text"/>	In all of housing: CELL PHONE SERVICE! It is crucial for communication, especially when the University demands funds from a student. I would also like to suggest in-unit laundry, screw the communal laundry. I don't have to worry about students stealing my clothes or placing them on the floor. I would also like to impose the idea of more security options as to entering the building, fingerprint scanning and/or FAU Owl card access swiping EVERYWHERE. That should be everything, thanks.
1	0.24%	<input type="text"/>	In general I believe most students prefer to have a kitchen and cook their own meals than having a required meal plan. The options at the dining hall are limited.
1	0.24%	<input type="text"/>	Incorporate a Greek Atmosphere
1	0.24%	<input type="text"/>	Innovation buildings are very nice, but are way to expensive to live in. Will probably be moving out after this semester, since they are too expensive.
1	0.24%	<input type="text"/>	It all sounds really awesome, and essential to the development of FAU into a major Florida university. I'm all for it!
1	0.24%	<input type="text"/>	It all sounds really great but how will this affect my tuition? I really love this school and I just got here but I can not take out loans every semester and scholarship funds are growing more scarce and competitive. All-in-all it sounds awesome, just inform the students of a tuition increases so they can make arrangements to find a more affordable option. I'll try to stick it out but I refuse to graduate in debt.
1	0.24%	<input type="text"/>	it better be worth it from my tuition money your charging me for it!
1	0.24%	<input type="text"/>	It cost way too much !!
1	0.24%	<input type="text"/>	It does not seem like it is at all needed. Why not use that money to help lower costs to students somehow. That would be much more appreciated by a lot of people.
1	0.24%	<input type="text"/>	It is a good idea due to the fact that the extra space is needed for campus living. Last semester i was unable to live on campus due to space limitations and that semester was very stressful commuting especially without owning a car and was in the process of getting a license for resident alien. Many students might be have been or is in that situation, hence living on campus is essential for them.
1	0.24%	<input type="text"/>	It is a great idea with how the rooms are set up for new housing areas on campus, but Unit A looked more clustered and had less space than if you were with another person. Although it is only my own opinion the double bedroom seems more easier to deal with and feel more comfortable than the single bedroom shown.
1	0.24%	<input type="text"/>	It is a really good idea due to the fact that i needed to live on campus for fall of 2011 and there was no space available. Students like me who have no car and no way to commute to school are put into very stressful situations, hence i needed to live on campus for convenience regardless of how inexpensive or expensive the housing fees are. Adding new residence halls increase the population of the school which as a lot more benefit for the school itself and individuals that might have had my situation.
1	0.24%	<input type="text"/>	it is a wonderful idea, however incorporating single bathrooms would make the apartment more desirable.
1	0.24%	<input type="text"/>	It is a wonderful idea.
1	0.24%	<input type="text"/>	It is quite nice but rather expensive for the average student.
1	0.24%	<input type="text"/>	it is very expensive
1	0.24%	<input type="text"/>	It is way better than I expected. I am pleased with my living conditions and only hope that the cafeteria food may improve.
1	0.24%	<input type="text"/>	It is way too expensive for any prospective students. An apartment in the area costs much less and you get a dining space, a kitchen, and a private bedroom and bathroom for a much less expensive price. Any intelligent student will look into all options and most will find that on campus living is far less affordable than close-to-campus living. On top of the cost of the dorm you have to take into consideration the meal plan which is also extremely expensive

for the quality of food FAU provides. Yes, new housing is needed because the housing you currently provide is cramped, smelly and too far away from most academic facilities.

1	0.24%	<input type="checkbox"/>	It seems like a great idea!
1	0.24%	<input type="checkbox"/>	It seems really far from the other residence halls. I feel that more housing is needed and somewhere else to eat that is at least 24 hours. So, this is a good idea.
1	0.24%	<input type="checkbox"/>	It should be big with facilities such as gym food court, etc.
1	0.24%	<input type="checkbox"/>	It should be like Innovation Village, but much cheaper in price
1	0.24%	<input type="checkbox"/>	It should be mostly upper classmen considering there are very few place to live for upper classmen that are not incredibly expensive.
1	0.24%	<input type="checkbox"/>	It should be upperclassman housing.
1	0.24%	<input type="checkbox"/>	It sounds like a good idea for students without cars to go off campus & dine.
1	0.24%	<input type="checkbox"/>	It sounds like it could be a very good idea, but it seems a fair distance away from most class buildings.
1	0.24%	<input type="checkbox"/>	It sounds very desirable to have another dining facility in a resident hall.
1	0.24%	<input type="checkbox"/>	It would be a fantastic addition to the already robust housing we have here at FAU.
1	0.24%	<input type="checkbox"/>	It would be a great addition to campus. A residence hall with a dining hall in it would be a great relief to a lot of students that feel going all the way over to the dining hall in place now is out of their way.
1	0.24%	<input type="checkbox"/>	It would be a great addition to the FAU campu and I believe would bring in more students
1	0.24%	<input type="checkbox"/>	it would be a great idea to have a dining area closer to iva and uva
1	0.24%	<input type="checkbox"/>	It would be a nice addition to the campus and FAU would be able to expand
1	0.24%	<input type="checkbox"/>	It would be extremely comforting to know that there are other options for food, like kosher, dairy free, meat free, etc. I would love to be able to get a kosher meal. I know for a fact that it would be the healthiest meal on campus to eat and I would end up eating it almost every day, if not every day. Also, Boca Raton is a city that attracts Jews, so I am beyond shocked that a kosher meal is not already on campus and it is a shame that it is not. I see plenty of orthodox Jews walking around on campus and they have to bring lunch or go else where.
1	0.24%	<input type="checkbox"/>	It would be great if FAU would build housing near the Ft.Lauderdale campus since there is a growing number of people coming in the Architecture major including some who cannot pay for a decent apartment in the Ft.Lauderdale area.
1	0.24%	<input type="checkbox"/>	It would be great if there was a dining area for innovation village apartments. We buy all our food however lots of students are not the best cooks. If there was some sort of food chain near IVAN/IVAS many would take the opportunity to go there.
1	0.24%	<input type="checkbox"/>	it would be great to add a few new dining options to FAU campus besides a dining hall within the residence halls
1	0.24%	<input type="checkbox"/>	It would be helpful if somehow students could work in these facilites in order to live in them.
1	0.24%	<input type="checkbox"/>	it would be nice if everything worked because i'm tired of living in a building with barely any water pressure or heat for the showers and there is also a bug problem and a lot of things do break easily in the room because they have not been taken care of by the staff it it would also be nice just to move in at the start of the year every year i have had to fully clean my room before moving in
1	0.24%	<input type="checkbox"/>	It would be nice if it was inexpensive for many students
1	0.24%	<input type="checkbox"/>	It would be nice to have a dining hall on the ground floor of each dormitory instead of having one communal dining hall.
1	0.24%	<input type="checkbox"/>	it would be nice to have the option to opt out of having a meal plan period. not everyone likes the food served at the cafe and it doesnt make sense to be paying over a thousand dollars for food you dont eat.
1	0.24%	<input type="checkbox"/>	It would be nice to have the proposed facility be open for use after 7:00pm on Fridays and Saturdays.
1	0.24%	<input type="checkbox"/>	It would be nice to see cheaper prices at the dining places
1	0.24%	<input type="checkbox"/>	it'd be nice to incorporate restaurant stands within the dining hall that where this is something everyone will like , as well as the rooms i like them a lot especially since they remind meow iva just minus the kitchen (which i heard not that many people use) however maybe a mini kitchen table and a big fridge and counter/sink for the whole suit to share just not appliances basically.
1	0.24%	<input type="checkbox"/>	It's a good idea.
1	0.24%	<input type="checkbox"/>	It's decent, grilled chicken should be available every lunch and dinner, omlettes in the

morning are amazing, they should make steak once in a while too.

1	0.24%	<input type="text"/>	It's very nice here
1	0.24%	<input type="text"/>	Its a great idea, but i'm not on the Boca campus so it wont do to much for me...
1	0.24%	<input type="text"/>	its a new option
1	0.24%	<input type="text"/>	Its all great. Just too much money. If it was a few hundred dollars cheaper, it would be much more reasonable.
1	0.24%	<input type="text"/>	its great keep expanding!
1	0.24%	<input type="text"/>	its too expensive
1	0.24%	<input type="text"/>	Its very live able!
1	0.24%	<input type="text"/>	Just more diversity in the dinning area
1	0.24%	<input type="text"/>	Later hours!!! Weekends too!
1	0.24%	<input type="text"/>	Laundry needs to be in the "unit." Rooms should be singles. Cell Phone service is necessary! What you have at IVA is very disgruntled students who do not appreciate the efforts of FAU trying to 'fix' the problem. HD cable/television. More Parking for the students that will live there. Oh, and also cell phone service! And could the internet network run just a little bit faster when you build the new dorms, it would be appreciated. Thanks, But of course you will most likely disappointment all the students and this survey would have been a complete waste, thanks for the attempt, though you will be unsuccessful in making students happy.
1	0.24%	<input type="text"/>	Leave the cost teh same.
1	0.24%	<input type="text"/>	Location is very important. People from innovation village complain about the cafe being too far away from their building which is why they never go eat there.
1	0.24%	<input type="text"/>	longer hours
1	0.24%	<input type="text"/>	Looks like good ideas all around.
1	0.24%	<input type="text"/>	Looks nice. But would the dining facility only be open to students of that housing facility?
1	0.24%	<input type="text"/>	Looks wonderful, it can be better if there is more closet space for personal items.
1	0.24%	<input type="text"/>	lower costs for housing facilities
1	0.24%	<input type="text"/>	LOWER COSTS PLEASE
1	0.24%	<input type="text"/>	Lower the cost please
1	0.24%	<input type="text"/>	Make food good and not so expensive!
1	0.24%	<input type="text"/>	Make it affordable
1	0.24%	<input type="text"/>	Make it as simple as possible in order to make it more affordable, add more double rooms for those who can't afford singles
1	0.24%	<input type="text"/>	MAKE IT CHEAP FOR UPPERCLASSMEN.
1	0.24%	<input type="text"/>	Make sure the dorms provide proper access to a clean and functional kitchen. I believe in the value of a good kitchen being the centre piece of one's home. I happen to cook a lot!
1	0.24%	<input type="text"/>	make sure the R.A s are aware of the rules such as giving us privacy
1	0.24%	<input type="text"/>	Make the dining hall big!
1	0.24%	<input type="text"/>	Make the meal plan mandatory for freshmen only. Make the apartments on campus more affordable. Make it so freshmen can't have cars.
1	0.24%	<input type="text"/>	make the single rooms bigger!
1	0.24%	<input type="text"/>	MAKE THEM MORE AFFORDABLE! \$5000 a semester is way too expensive.
1	0.24%	<input type="text"/>	Make very good and appealing looking vegetarian food. The vegetarian section at the cafeteria has nasty looking food.
1	0.24%	<input type="text"/>	Many students like your housing but it is to expensive per a semester. An apartment is way cheaper
1	0.24%	<input type="text"/>	Maybe a building of studios for freshman so They don't take up space at IVA or UVA
1	0.24%	<input type="text"/>	Meal plans should be optional for all upperclassman.
1	0.24%	<input type="text"/>	Meal Plans should not be required
1	0.24%	<input type="text"/>	men and women should be allowed to be room mates, especially spouses who would like to live on campus.

1	0.24%	<input type="text"/>	Microwaves on each floor?
1	0.24%	<input type="text"/>	more affordable
1	0.24%	<input type="text"/>	More affordable prices
1	0.24%	<input type="text"/>	More housing and food options sound great, but housing at FAU is too expensive! I paid 1650 a semester at UNF for a 4 person/2 room apartment, with all utilities and internet included. I also would prefer it if there were better and less expensive food options on campus, but I think that they should be more accessible to the rest of campus rather than isolated in a residence hall.
1	0.24%	<input type="text"/>	More housing is a great idea but the parking options are currently undesirable, and should be fixed first!
1	0.24%	<input type="text"/>	More Kitchens without mandatory meal plans
1	0.24%	<input type="text"/>	more parking needed. new housing must be close to cafeteria and/or housing lawn
1	0.24%	<input type="text"/>	More parking space is desired for any expanded living space, preferably another garage as the garage adjacent to the proposed housing facility serves commuters and is full throughout the day. There needs to be a green permit garage for resident students ONLY. Each passing year the University accepts many more students into its facilities and needs to accommodate spaces for parking for both residents and commuters; the parking lots near IRT do not just serve IRT residents; they serve GPT, HPT and Algonquin residents as well. At the rate the University accept students each year, even each semester, there will not be enough spaces for these residents to park their automobiles. If the University proposes to make the parking garage next to the proposed building site a resident only parking garage, that will take away from the commuters and they will be the ones hurting for a parking spot. The only logical thing to do, coming from an Architecture student, is to build a resident-only garage along with the new resident/dining hall. This benefits residents and commuters alike. Thank you for your time and for reading this.
1	0.24%	<input type="text"/>	More places like innovation village, people like privacy and not having to share sleeping places or bathrooms especially.
1	0.24%	<input type="text"/>	More privacy.
1	0.24%	<input type="text"/>	More single rooms
1	0.24%	<input type="text"/>	More single rooms and cheaper pricing
1	0.24%	<input type="text"/>	My fellow classmates and I agree the option of eating healthy isn't greatly offered at the caf
1	0.24%	<input type="text"/>	n/a
3	0.73%	<input type="text"/>	N/A
1	0.24%	<input type="text"/>	Need a more variety of food in the cafeteria.
1	0.24%	<input type="text"/>	Need Greek housing!
1	0.24%	<input type="text"/>	Need more washing machines/dryers (each floor). Especially ones that accept OWL Cards. Add change machines to each housing building.
1	0.24%	<input type="text"/>	NEEDS ICE CREAM!
1	0.24%	<input type="text"/>	New housing facilities and campus dining should maximize efficiency (green design) and minimize the cost to students.
1	0.24%	<input type="text"/>	Nice rooms but really expensive. For someone who wants to eat in their own room though there will be no kitchen area to cook at. The prices should also include the amenities needed in college life. Students are always on the go and do not always have time to stop at the dining hall for breakfast, like me.
1	0.24%	<input type="text"/>	Not all student's residing on campus as freshman should be required to purchase a meal plan. Also, housing costs need to go down drastically! Compare to other Florida universities.... Why do you think FAU isn't as known and well-established as UCF and FSU?? No one wants to move to Boca Raton and pay roughly \$4,000 per semester just to live with someone else.. I would have continued living on campus if it wasn't for the money.. The educational instruction is excellent at FAU (that is why I graduated from there with my bachelors and am now currently enrolled there for my masters) however, if housing doesn't get any better, FAU's entire population will be commuter students, such as myself.
1	0.24%	<input type="text"/>	Not benefical for me!
1	0.24%	<input type="text"/>	On campus housing is very expensive. Also for those who live there a meal plan should not be required. Students may not have enough money in addition to the dorm fees or may just want to buy their own food
1	0.24%	<input type="text"/>	On campus housing needs to be more affordable and less strict when it comes to football games and visitors. I understand you all are trying to keep things safe but it takes away students attending college and makes people feel like we are being treated like children
		<input type="text"/>	

1	0.24%	<input type="text"/>	On campus housing rates are too high. For the same amount I pay per month for my apartment in IVAN with four roommates.I could have an outstanding, private two bed two bath apartment with all bills paid and still money leftover. This is outrageous.
1	0.24%	<input type="text"/>	One free pass should be given to unlocking the suite door. The push-in locks are tricky and don't always work the same way. \$25 (unlock fee) is outrageous for a student trying to afford their own education.
1	0.24%	<input type="text"/>	Open longer hours
1	0.24%	<input type="text"/>	Outtakes close by or in the dorm.
1	0.24%	<input type="text"/>	Overall, I would reside on campus if it weren't for the high rates. I feel as though I'm already paying so much for my courses, why should another financial burden stress me out? It's just much easier to focus and commute from home.
1	0.24%	<input type="text"/>	please build it asap! FAU has too many commuter students and it takes away from school spirit
1	0.24%	<input type="text"/>	Please consider a gender neutral housing for a more free/comfortable environment for the LGBTQ community.
1	0.24%	<input type="text"/>	Please do not raise the rates of other dorms to help build these. Dorm prices are already very expensive and higher rates are not affordable for many.
1	0.24%	<input type="text"/>	Please fix parking first!
1	0.24%	<input type="text"/>	Please make it cheaper -_-
1	0.24%	<input type="text"/>	Please make them more like IVA.
1	0.24%	<input type="text"/>	Please make this as sustainable as possible to lower the carbon footprint. I would also suggest a composting unit to eliminate any additional waste that is produced.
1	0.24%	<input type="text"/>	Prices are astronomical. They are super far away from the breezeway which holds many classes
1	0.24%	<input type="text"/>	Prices are way too high....I like living on campus but I can't afford it.
1	0.24%	<input type="text"/>	pricing is very expensive when you can get the same general housing for less cost currently
1	0.24%	<input type="text"/>	Roommate assignment MUST be improved.
1	0.24%	<input type="text"/>	Seems like a great idea.
1	0.24%	<input type="text"/>	Seems like a great proposed idea, however, how will you accomodate for all fo the new parking, due to the current growth of students with cars, where will they park? This proposed dormitory can incorporate UVA's design in some way? The coffee house/lounge would be nice.
1	0.24%	<input type="text"/>	Since our school seems to be expanding rather rapidly, i think that the installation of new housing and dining is a great idea. In addition, i would like to propose that the school considers placing some sort of dining near UVA, so that we aren't forced to travel so far just to get a quick bite....i'm thinking a la carte, and a frozen yogurt place =] Please consider this...i'm sure we'd all truly appreciate it. Thanks.
1	0.24%	<input type="text"/>	Single bedrooms provide privacy, which for me is extremely important.
1	0.24%	<input type="text"/>	Single bedrooms with single bathrooms with a living room and kitchen
1	0.24%	<input type="text"/>	some of the campus dorm pricing is awfully pricey. i know of students that have moved off campus since the cost of their own apartment is alot cheaper for a year versus the nine months of campus.
1	0.24%	<input type="text"/>	Sounds good
1	0.24%	<input type="text"/>	Sounds great!
1	0.24%	<input type="text"/>	Sounds great, but what about adding a gym to the Jupiter Campus?
1	0.24%	<input type="text"/>	Sounds great. I want my own room, but I enjoy living with people.
1	0.24%	<input type="text"/>	sounds like a good idea. The only comment I have about it is make sure to have room to build more parking for on-campus residents since there is barely enough as is.
1	0.24%	<input type="text"/>	Sounds like a nice idea for incoming students and lower level students, as I will be an upper class man next year I would probably not choose this option.
1	0.24%	<input type="text"/>	Sounds like i good idea. I would like to have another dining hall to go to.
1	0.24%	<input type="text"/>	Sounds like it could be an interesting idea. Do we need more residential housing? And if the proposed housing was to be built, it is an absolute MUST that an adequate amount of parking be built alongside the project. Additional parking for commuters and residents is needed.
		<input type="text"/>	

1	0.24%		Student housing is very expensive. It seems as though the less desirable places are the cheapest. IRT is the best at balancing how desirable it is along with the pricing, however, the least you can do for those who are living off of student loans is make the laundry free of charge. Nothing is free for us, I don't see how that is fair when we pay thousands of dollars to this school.
1	0.24%	<input type="checkbox"/>	Students feel forced off campus once we finish our freshman year
1	0.24%	<input type="checkbox"/>	Sufficient parking. Maybe parking only for residents of that building, and enough spots for everyone who lives there to park.
1	0.24%	<input type="checkbox"/>	that costs way too much money
1	0.24%	<input type="checkbox"/>	That would be great!
1	0.24%	<input type="checkbox"/>	The biggest problem is the rates of the rooms per semester. They are too expensive, especially for the international students who come here on scholarship. Everything else is negotiable but expenses are one thing due to which most of the international student live off campus even though we do want to live on-campus because of the learning environment.
1	0.24%	<input type="checkbox"/>	The campus could really use another dining hall
1	0.24%	<input type="checkbox"/>	The campus dining is very insufficient in quality and service. Also, it seems like every living tower and apartments are as much out of the way of where they need to be. They are out of the way of the current cafeteria and where most of the classes are.
1	0.24%	<input type="checkbox"/>	The cell phone service in IVA is horrible.
1	0.24%	<input type="checkbox"/>	The dining facility should offer coffee house in the honors college
1	0.24%	<input type="checkbox"/>	the dining hall should be placed in a more neutral area instead of on the south side of campus because the other dining hall is also currently on the south side of campus.
1	0.24%	<input type="checkbox"/>	the dining hall smells
1	0.24%	<input type="checkbox"/>	The dorm i live in now is extremely loud and uncomfortable.
1	0.24%	<input type="checkbox"/>	The food court is absolutely convenient while in between classes, always available even if I just want to grab a quick snack!
1	0.24%	<input type="checkbox"/>	The food is good at first but then starts to get boring after a while. my classes and schoolwork make it so that i rarely get to eat from that thing that's in the middle of the cafe. so i end up having to eat pizza or a burger or a chicken patty or an average/bland salad
1	0.24%	<input type="checkbox"/>	The housing facility should have some suites that combine both single and double rooms
1	0.24%	<input type="checkbox"/>	The housing is nice!
1	0.24%	<input type="checkbox"/>	The idea for a dorm are nice. Just do not feel good with the design. Now the dining facility is great, healthy food to meet all needs of people.
1	0.24%	<input type="checkbox"/>	The ideas seem great for the housing facility, as well as the dining ideas. Hopefully they're able to pull through. I also feel as though there should be a parking garage on the northeast side rather than the southeast side of school. The idea is still going to be affective wherever it gets placed.
1	0.24%	<input type="checkbox"/>	The Innovation Village apartments need to have cell phone service!!
1	0.24%	<input type="checkbox"/>	The meal plan should not be mandatory for people living on campus!
1	0.24%	<input type="checkbox"/>	The new housing facility is a good idea. The dining hall within is a very good idea, but that is very far away from the older housing facilities, and will most likely not be used by those residents due to the distance. Campus dining halls are convenient, but I often find myself eating microwavable meals and junk food rather than walking to the cafeteria when it is in-between meal times. I feel that for the amount of money we pay for the meal plan, there should be healthy, freshly cooked meals available at all times of the day. Also, there should be more meal plans available. I would prefer having a plan for 10 days a week, with more flex bucks. Especially now that I am working, I eat at the cafeteria less, and would rather be able to use my flex bucks to pick up food or coffee before I leave. The staff could also be friendlier at the cafeteria.
1	0.24%	<input type="checkbox"/>	The new housing facility would take away parking. Since FAU is primarily a commuter school, this would raise a huge problem since parking is already hard to find as it is.
1	0.24%	<input type="checkbox"/>	The one and only thing I want from the schools dining program, is for everything to stay open later and to remain opened on the weekends. if you do this campus would be less dead on the weekends
1	0.24%	<input type="checkbox"/>	The price of unlocking doors is seriously ridiculous. \$15 for a key just to Unlock a door? \$25 just because the RA is woken up? Seriously? That's just ridiculous. That NEEDS to be changed. Some minor accidents occur, and to charge someone up to \$25 for them to put a key in a lock and turn it is just retarded.
1	0.24%	<input type="checkbox"/>	The price range is too high, some students want to live on campus but may be put in an

			expensive dorm when they wanted a cheaper dorm and they have to pay for it because they have no other option.
1	0.24%	<input type="text"/>	the price seemed far too expensive for what was being offered for the bedroom units. the noise control is not maintained in the dorms, and i had a hard time concentrating. i think the meal plan should not have been required for people living in specific dorms. it was never opened at the times i was available to go and when it was the lines were insane and it took too long. security should be uped in the dorms. my roommate would never lock our door and lost her keys three times while i roomed with her, and people were able to go in and out of the buildings no problem.
1	0.24%	<input type="text"/>	the prices are way too much, especially if the patron has to buy a meal plan. I suggest the meal plan be optional.
1	0.24%	<input type="text"/>	The proposed campus dining would seem more appealing if it contained a social lounge with couches, tables, and work space.
1	0.24%	<input type="text"/>	The proposed housing facility sounds too similar to the current standing housing options, and the only difference seen is the location and perhaps the price.
1	0.24%	<input type="text"/>	The proposed housing facility would be nice if upperclassmen were allowed to live in it because Innovation Village is a little far from the dining hall and I would rather have a meal plan than have to cook for myself every night.
1	0.24%	<input type="text"/>	The proposed plan being discussed are wonderful!
1	0.24%	<input type="text"/>	The prospect of a new dining hall and student housing is exciting, although I may not live in the new dorms because of their expense it would be great to get more students living on campus because it is the best way to experience college and it would be fun to have more students living on campus rather than commuting. As for the dining hall, another place to use my meal plan would add great variety to my diet. Hopefully this new dining location will be different (menu) from the current dining hall and much closer to IVA and UVA because the current one is quite a far walk or bike ride.
1	0.24%	<input type="text"/>	The reason I have chosen to live off campus is due to the cost of living off-campus. By imposing the meal plan onto students does really seem fair. I would suggest offering different alternatives and varieties in places to eat. The Cafe closes rather early and leaves students that live here year long out of a meal during the holidays. If the proposed student housing was lower in price, I would consider it an option.
1	0.24%	<input type="text"/>	The sizing of the double in HPT are of good size. Needs to be sound proof, too loud. Do personality test for roommates, too many roommate problems going on.
1	0.24%	<input type="text"/>	The walk-in closet in the double rooms take up too much space and make the room feel smaller. Housing should also not be so expensive.
1	0.24%	<input type="text"/>	There MUST be more parking for FAU residents. There is hardly enough as it is now.
1	0.24%	<input type="text"/>	There needs to be kitchens and washers and dryers in units. This is the only way I would pick this housing over iva.
1	0.24%	<input type="text"/>	There should be a kitchen at the Honors College Residence Halls
1	0.24%	<input type="text"/>	There used to be an ice cream machine, but it broke. The Centre Market Place never bothered to fix it since. Also, students with a 12 or 15 meal plan should have more than \$100 in flex bucks: that money tends to go very quickly. Many people that I have asked about this agree that they need to have more than \$100 in flex bucks per semester. This only applies to the 12 & 15 meal plans, though. Also, the housing facility needs to have rules about people walking through the grass. There are many brown patches on the grass because people constantly walk through it and kill the grass. That needs to stop instantly. Also, the housing facility should not have such steep rates for housing charges like lockout charges. \$15 for locking yourself out of your room is too steep and should be \$5 max. Please take these suggestions into account. I would really appreciate it.
1	0.24%	<input type="text"/>	They are doing a very good job and should continue what they are currently doing.
1	0.24%	<input type="text"/>	they need to make more single room apartment style housing
1	0.24%	<input type="text"/>	This is an excellent idea since not every student have the ability to buy and cook food. Plus with classes and organization involvement it will be hard for a student to have time to cook. This may result in the student not being able to eat properly. With the dining this will be possible resulting in an increase in academics as well as involvement on and off campus.
1	0.24%	<input type="text"/>	This would be a good idea in theory, but when thought through, in practice it does not seem to help with the ongoing parking issues on campus. If this proposed housing project were to come to fruition, I think along with the building of this unit you should also plan on building two or more parking structures on campus as well. I hope that my words are valued and helpful.
1	0.24%	<input type="text"/>	this would require another parking garage atleast and it would be so much better if the rent was less expensive
1	0.24%	<input type="text"/>	to expensive. The prices for irt and glades and uva are better prices. Getting into the 4000s

			is to high when also having to pay for the meal plan
1	0.24%	<input type="text"/>	to loud, to involved and the floors were decorated like middle school. RA nasty and rude. no freedom. Car park is too far away, long walk. food, breakfast was good !
2	0.49%	<input type="text"/>	too expensive
1	0.24%	<input type="text"/>	Too expensive for dorms with no kitchen unless the dining hall is affordable.
1	0.24%	<input type="text"/>	Too expensive.
1	0.24%	<input type="text"/>	Understanding that creating a new housing facility/dining hall would cost the school a lot of money, it would be in FAU's best interest to lower the intended price of these new facility exponentially. while the amenity's are grand, a majority of students don't want to, or cant, spend that much money on housing.
1	0.24%	<input type="text"/>	Vegan meals would be great, or providing a kitchen in which students could cook for themselves.
1	0.24%	<input type="text"/>	Very great idea but too expensive for the common student going to FAU.
1	0.24%	<input type="text"/>	Waste of time it only going to cost more to attend FAU. Parking is going to get worst plus if they do built construction is going to cause traffic. But it is only going to attract more students the only problem it is going to get even more crowded.
1	0.24%	<input type="text"/>	We need new dorms, especially ones that are not "freshman dorms", I cannot afford to pay four thousand dollars a semester for a nicer living space. I would love for the cost to be something that everyone could love.
1	0.24%	<input type="text"/>	WE NEED SERVICE IN IVA!!!
1	0.24%	<input type="text"/>	We really do need another dining hall on campus with healthier choices for the athletes and everyone else.
1	0.24%	<input type="text"/>	we should have tacos in the cafeteria.
1	0.24%	<input type="text"/>	Why would the residents of this proposed housing facility have to have a meal plan? Maybe allowing a choice would be more attractive for the residents living there.
1	0.24%	<input type="text"/>	Work on the housing that is currently available, clean up the housing do updating. Don't ignore the housing once it is built you have a responsibility to keep it nice and somewhere people would want to live.
1	0.24%	<input type="text"/>	Would be a great addition, but somehow the meal plan should be incorporated into the price package at more reasonable price.
1	0.24%	<input type="text"/>	Would be very nice and convenient
1	0.24%	<input type="text"/>	you need to make better parking a priority!

409 Respondents

Appendix B

Off-Campus Housing Market Analysis Data



BRAILSFORD & DUNLAVEY



Florida Atlantic University
 Freshman and Sophomore Housing Market Study
 Appendix B: Off-Campus Market Analysis Data

Summary of Properties

= FAU Department of Housing and Residential Life Typical Off-Campus Comparison Property

	Property Name	Address	City	Zip	Distance to Campus	Studio	1 Bed	2 bed	3 bed	4 bed	Security Deposit	Application Fee
1	Addison Place	21925 Mizner Way	Boca Raton	33433	5.4			X	X			
2	Arbor Oaks	9817 Arbor Oaks Lane	Boca Raton	33428	7.1		X	X	X		\$200-\$300	\$50
3	Archstone Boca Town Center (1)	5881 Town Bay Drive	Boca Raton	33486	2.9		X	X	X			
4	Bicycle Club	1908 NW 4th Avenue	Boca Raton	33432	1.2			X	X		\$100	\$50
5	Boca Colony	6061 Boca Colony Drive	Boca Raton	33433	3.6		X	X	X			
6	Boca Hacienda	330 NW 20th Street	Boca Raton	33431	1.5		X	X			Y-\$785	
7	Crystal Palms	6874 Palmeto Circle	Boca Raton	33433	4.1		X	X	X			
8	Cynthia Gardens	1675 NW 4th Avenue	Boca Raton	33433	1.1		X					
9	Gables Boca Place	22148 Boca Place Drive	Boca Raton	33433	3.8		X	X	X			
10	Gables Palma Vista	9896 Grand Verde Way	Boca Raton	33428	6.8			X	X	X		
11	Gables Town Colony	6079 Town Colony Drive	Boca Raton	33433	2.5		X	X				
12	Kay Apartments	298 NW 19th Street	Boca Raton	33432	1.3		X					
13	Mizner Court at Broken Sound	6503 N Military Trail	Boca Raton	33496	6.5		X				Y-\$400	
14	Palms of Boca Del Mar	5515 Pacific Boulevard	Boca Raton	33433	3.8		X					
15	Reflections of Boca Del Mar	5500 Pacific Boulevard	Boca Raton	33433	3.8		X	X				
16	Addison Park	2190 NW 4th Court	Boca Raton	33431	1.6				X		Y-\$250	
17	Bella Vista	6925 Town Harbour Boulevard	Boca Raton	33433	4.3		X	X				
18	Boca Bend Marina	215 North Federal Highway	Boca Raton	33432	2.2	X	X	X	X			
19	Boca Linda North	1241 NW 13th Street	Boca Raton	33433	0.6			X	X			
20	Boca Winds	530 North East 47th Street	Boca Raton	33431	1.9	X	X	X				
21	Camino House	482 SW 9th Street	Boca Raton	33432	1.2		X	X	X			
22	Casa Del Rio	450-490 NW 20th Street	Boca Raton	33432	1.5		X	X	X			
23	Country Park	8289 Barnyard Way	Boca Raton	33433	6.7	X					Y-\$300	
24	Deer Chase	4400 NW 6th Street	Boca Raton	33433	6.5		X	X				
25	Gables Marbella	22182 Bella Lago Drive	Boca Raton	33433	4.7			X	X	X		
26	Gables Town Place (2)	21409 Town Lakes Drive	Boca Raton	33486	2.3		X	X	X			
27	Hillsboro Bay Club	3600 West Hillsboro Boulevard	Boca Raton	33433	7.7		X	X	X			
28	Oaks of Boca	600-640 NW 13th Street	Boca Raton	33486	0.7		X	X	X		Y-\$600-\$700	
29	Palm Beach Farms	1020 SW 21st Lane	Boca Raton	33486	4.5					X		
30	San Marco at Broken Sound	5555 North Military Trail	Boca Raton	33496	5.8			X	X			
31	San Marino at Town Place	20901 St. Andrews Boulevard	Boca Raton	33433	2.2		X	X	X			
32	Savannah Place	22356 Calibre Court	Boca Raton	33433	4.5		X	X			Y-\$785	
33	Somerset Place	5614 Wellesley Park Drive	Boca Raton	33433	4.2		X	X			Y-\$99	
34	The Heritage	320 West Palmetto Park Road	Boca Raton	33432	1.7	X	X	X	X			
35	The Preserve at Deer Creek	440 Jefferson Drive	Deerfield Beach	33442	6.1		X	X	X			
36	Tuscany Pointe Boca	23126 Post Gardens Way	Boca Raton	33433	4.6	X	X	X			Y-\$99	
37	Vista Townhomes	1783/1809 SW 15th Street	Boca Raton	33432	3.4			X				
38		123 Sea Island Lane	Boca Raton	33431	1.9							
39		612 NW 13th Street Apt #11	Boca Raton	33486	0.7		X					
40		1598 NW 4th Avenue	Boca Raton	33433	1.1			X				\$80

Notes:

- (1) Archstone Boca Town Center, formerly Vinings II at Town Place
- (2) Gables Town Place, formerly The Vinings at Town Place

Florida Atlantic University
Freshman and Sophomore Housing Market Study
Appendix B: Off-Campus Market Analysis Data

Amenities

= FAU Department of Housing and Residential Life Typical Off-Campus Comparison Property

	Property Name	Address	City	Zip code	Distance to Campus	Furnished	W/D In Unit	Internet	Computer Lab	Clubhouse	Fitness Center	A/C	Cable	Reserved Parking	
1	Addison Place	21925 Mizner Boulevard	Boca Raton	33433	5.4		X			X	X	X			
2	Arbor Oaks	9817 Arbor Oaks Lane	Boca Raton	33428	7.1		X			X	X	X			
3	Archstone Boca Town Center (1)	5881 Town Bay Drive	Boca Raton	33486	2.9		X	X			X	X	X		
4	Bicycle Club	1908 NW 4th Avenue	Boca Raton	33432	1.2			X				X	X	X	
5	Boca Colony	6061 Boca Colony Drive	Boca Raton	33433	3.6		X		X	X	X	X	X		
6	Boca Hacienda	330 NW 20th Street	Boca Raton	33431	1.5		X		X			X			
7	Crystal Palms	6874 Palmetto Circle	Boca Raton	33433	4.1		X	X			X	X	X		
8	Cynthia Garden	1675 NW 4th Avenue	Boca Raton	33432	1.1	X		X				X	X		
9	Gables Boca Place	22148 Boca Place Drive	Boca Raton	33433	3.8		X	X	X		X	X	X		
10	Gables Palma Vista	9896 Grand Verde Way	Boca Raton	33428	6.8							X		X	
11	Gables Town Colony	6079 Town Colony Drive	Boca Raton	33433	2.5		X	X				X			
12	Kay Apartments	298 NW 19th Street	Boca Raton	33432	1.3			X				X			
13	Mizner Court at Broken Sound	6503 N Military Trail	Boca Raton	33496	6.5	X	X			X	X	X		X	
14	Palms of Boca Del Mar	5515 Pacific Boulevard	Boca Raton	33433	3.8		X	X		X	X	X	X	X	
15	Reflections of Boca Del Mar	5500 Pacific Boulevard	Boca Raton	33433	3.8		X				X	X			
16	The Preserve at Deer Creek	440 Jefferson Drive	Boca Raton	33442	6.1	X	X			X	X	X		X	
17	Addison Park	2190 NW 4th Court	Boca Raton	33431	1.6	X	X		X	X	X	X	X	X	
18	Bella Vista	6925 Town Harbour Boulevard	Boca Raton	33433	4.3			X			X	X	X	X	
19	Boca Bend Marina	215 North Federal Highway	Boca Raton	33432	2.2		X	X			X	X	X		
20	Boca Linda North	1241 NW 13th Street	Boca Raton	33486	0.6		X					X	X		
21	Boca Winds	530 North East 47th Street	Boca Raton	33431	1.9							X			
22	Camino House	482 SW 9th Street	Boca Raton	33433	1.2			X				X	X	X	
23	Casa Del Rio	450-490 NW 20th Street	Boca Raton	33432	1.5		X					X	X		
24	Country Park	8289 Barnyard Way	Boca Raton	33433	6.7	X	X	X				X	X	X	
25	Deer Chase	4400 NW 6th Street	Boca Raton	33433	6.5		X			X	X	X	X		
26	Gables Marbella	22182 Bella Lago Drive	Boca Raton	33433	4.7		X		X	X	X	X			
27	Gables Town Place	21409 Town Lakes Drive	Boca Raton	33486	2.3		X			X	X	X	X		
28	Hillsboro Bay Club	3600 West Hillsboro	Boca Raton	33073	7.7		X			X	X	X			
29	Oaks of Boca	600-640 NW 13th Street	Boca Raton	33433	0.7	X						X	X		
30	Palm Beach Farms	1020 SW 21st Lane	Boca Raton	33486	4.5		X					X	X		
31	San Marco at Broken Sound	5555 North Military Trail	Boca Raton	33496	5.8	X	X	X		X	X	X	X		
32	San Marino at Town Place	20291 St. Andrews Boulevard	Boca Raton	33433	2.2		X					X	X		
33	Savannah Place	22356 Calibre Court	Boca Raton	33431	4.5		X			X	X	X		X	
34	Somerset Place	5614 Wellesley Park Drive	Boca Raton	33433	4.2		X					X			
35	The Heritage	320 West Palmetto Park Road	Boca Raton	33432	1.7		X	X		X	X	X	X		
36	Tuscany Pointe Boca	23126 Post Gardens Way	Boca Raton	33433	4.6						X	X		X	
37	Vista Townhomes	1783/1809 SW 15th Street	Boca Raton	33486	3.4		X		X			X	X	X	
38		123 Sea Island Lane	Boca Raton	33431	1.9	X	X	X				X	X	X	
39		612 NW 13th Street Apt #11	Boca Raton	33486	0.7	X							X		
40		1598 NW 4th Avenue	Boca Raton	33433	1.1		X					X			
Notes:					Average	3.72	9	30	15	6	14	21	39	24	13
(1) Archstone Boca Town Center, formerly Vinings II at Town Place					Percent of Properties		23%	75%	38%	15%	35%	53%	98%	60%	33%

Florida Atlantic University
Freshman and Sophomore Housing Market Study
Appendix B: Off-Campus Market Analysis Data

Amenities

	Property Name	Address	Pool	Gated Entry	Utilities Included in Rent	Lease Information
1	Addison Place	21925 Mizner Boulevard				
2	Arbor Oaks	9817 Arbor Oaks Lane	X	X		
3	Archstone Boca Town Center (1)	5881 Town Bay Drive	X			
4	Bicycle Club	1908 NW 4th Avenue	X		W	
5	Boca Colony	6061 Boca Colony Drive	X			
6	Boca Hacienda	330 NW 20th Street			W/S	Roommate Matching, Individual Leases
7	Crystal Palms	6874 Palmetto Circle	X			
8	Cynthia Garden	1675 NW 4th Avenue	X			9mo, 12mo, Flexible
9	Gables Boca Place	22148 Boca Place Drive				
10	Gables Palma Vista	9896 Grand Verde Way	X	X		
11	Gables Town Colony	6079 Town Colony Drive				
12	Kay Apartments	298 NW 19th Street				
13	Mizner Court at Broken Sound	6503 N Military Trail	X	X	T	9mo, 12mo, Flexible
14	Palms of Boca Del Mar	5515 Pacific Boulevard	X		W/S	
15	Reflections of Boca Del Mar	5500 Pacific Boulevard				
16	The Preserve at Deer Creek	440 Jefferson Drive	X			
17	Addison Park	2190 NW 4th Court	X		W/S, T, I, C	12mo
18	Bella Vista	6925 Town Harbour Boulevard	X			
19	Boca Bend Marina	215 North Federal Highway		X		
20	Boca Linda North	1241 NW 13th Street	X		W	
21	Boca Winds	530 North East 47th Street	X		T	9mo, 12mo, Flexible
22	Camino House	482 SW 9th Street	X		W/S, I, C	
23	Casa Del Rio	450-490 NW 20th Street	X		W/S, C	12mo, Individual Leases
24	Country Park	8289 Barnyard Way	X		W/S, T, I, C, P, H, E	Flexible
25	Deer Chase	4400 NW 6th Street	X			
26	Gables Marbella	22182 Bella Lago Drive	X			
27	Gables Town Place	21409 Town Lakes Drive				
28	Hillsboro Bay Club	3600 West Hillsboro	X			
29	Oaks of Boca	600-640 NW 13th Street	X	X	C	
30	Palm Beach Farms	1020 SW 21st Lane	X			
31	San Marco at Broken Sound	5555 North Military Trail	X			
32	San Marino at Town Place	20291 St. Andrews Boulevard	X			
33	Savannah Place	22356 Calibre Court	X		W/S, T, I, C	9mo, 12mo, Short Term
34	Somerset Place	5614 Wellesley Park Drive	X			12mo, Flexible
35	The Heritage	320 West Palmetto Park Road	X			
36	Tuscany Pointe Boca	23126 Post Gardens Way	X		T	9mo, 12mo
37	Vista Townhomes	1783/1809 SW 15th Street			W/S, C	12mo
38		123 Sea Island Lane	X		W/S, T, I, C, H, E	9mo, 12mo, Flexible
39		612 NW 13th Street Apt #11			W/S, C	
40		1598 NW 4th Avenue	X			

Notes:

(1) Archstone Boca Town Center, formerly Vinings II at Town Place

30	5	W/S=Water/Sewer, T=Trash, C=Cable, I=Internet,
75%	13%	P=Phone, H=Heat, E=Electricity

Florida Atlantic University
 Freshman and Sophomore Housing Market Study
 Appendix B: Off-Campus Market Analysis Data

Studio Analysis

 = FAU Typical Off-Campus Comparison Property

	Property Name	Address	City	Avg Rate	Avg. Sq. Ft.	Avg. Cost/ Sq. Ft.
1	Boca Winds Apartments	530 North East 47th Street	Boca Raton	\$764	412	\$1.85
2	Tuscany Pointe Boca	23126 Post Gardens Way	Boca Raton	\$875	575	\$1.52
3	Country Park	8289 Barnyard Way	Boca Raton	\$500		
4	Boca Bend Marina Apartments	215 North Federal Highway	Boca Raton	\$750	500	\$1.50
5	The Heritage	320 West Palmetto Park Road	Boca Raton	\$1,350	593	\$2.28
			Average	\$848	520	\$1.79

Florida Atlantic University
Freshman and Sophomore Housing Market Study
Appendix B: Off-Campus Market Analysis Data

One Bedroom Analysis

= FAU Typical Off-Campus Comparison Property

	Property Name	Address	City	Avg Rate	Avg. Sq. Ft.	Avg. Cost/ Sq. Ft.
1	Arbor Oaks	9817 Arbor Oaks Lane	Boca Raton	\$1,200	820	\$1.46
2	Archstone Boca Town Center (1)	5881 Town Bay Drive	Boca Raton	\$990	650	\$1.52
3	Boca Colony Apartments	6061 Boca Colony Drive	Boca Raton	\$1,142	773	\$1.48
4	Boca Hacienda	330 NW 20th Street	Boca Raton	\$1,025	775	\$1.32
5	Crystal Palms	6874 Palmeto Circle	Boca Raton	\$1,058	1,050	\$1.01
6	Cynthia Garden Apartments	1675 NW 4th Avenue	Boca Raton	\$815	700	\$1.16
7	Gables Boca Place	22148 Boca Place Drive	Boca Raton	\$1,000	684	\$1.46
8	Gables Town Place	21409 Town Lakes Drive	Boca Raton	\$1,075	617	\$1.74
9	Gables Town Colony	6079 Town Colony Drive	Boca Raton	\$1,037	690	\$1.50
10	Kay Apartments	298 NW 19th Street	Boca Raton	\$825	758	\$1.09
11	Mizner Court at Broken Sound	6503 N Military Trail	Boca Raton	\$1,292	956	\$1.35
12	Palms of Boca Del Mar	5515 Pacific Boulevard	Boca Raton	\$1,157	850	\$1.36
13	Reflections of Boca Del Mar	5500 Pacific Boulevard	Boca Raton	\$993	750	\$1.32
14	Boca Winds Apartments	530 North East 47th Street	Boca Raton	\$794	640	\$1.24
15	Camino House	482 SW 9th Street	Boca Raton	\$850	728	\$1.17
16	Oaks of Boca	600-640 NW 13th Street	Boca Raton	\$800		
17		123 Sea Island Lane	Boca Raton	\$550		
18		612 NW 13th Street Apt #11	Boca Raton	\$550		
19	The Preserve at Deer Creek	500 Jefferson Drive	Boca Raton	\$1,142	847	\$1.35
20	Hillsboro Bay Club Apartments	3600 West Hillsboro Boulevard	Boca Raton	\$950	906	\$1.05
21	Boca Bend Marina Apartments	215 North Federal Highway	Boca Raton	\$800	750	\$1.07
22	The Heritage	320 West Palmetto Park Road	Boca Raton	\$1,796	898	\$2.00
23	San Marino at Town Place	20901 St. Andrews Boulevard	Boca Raton	\$1,195	1,228	\$0.97
24	Bella Vista	6925 Town Harbour Boulevard	Boca Raton	\$1,100	886	\$1.24
25	Deer Chase	4400 NW 6th Street	Boca Raton	\$993	838	\$1.19

Notes:

(1) Archstone Boca Town Center, formerly Vinings II at Town Place

Average	\$991	818	\$1.29
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Florida Atlantic University
Freshman and Sophomore Housing Market Study
Appendix B: Off-Campus Market Analysis Data

Two Bedroom Analysis

= FAU Typical Off-Campus Comparison Property

	Property Name	Address	City	Avg Rate	Avg Rate Per Bed	Avg. Sq. Ft.	Avg. Cost/ Sq. Ft.
1	Addison Place	21925 Mizner Way	Boca Raton	\$1,316	658.00	1,400	\$0.94
2	Arbor Oaks	9817 Arbor Oaks Lane	Boca Raton	\$1,391	695.63	1,040	\$1.34
3	Archstone Boca Town Center (1)	5881 Town Bay Drive	Boca Raton	\$1,260	630.00	1,150	\$1.10
4	The Bicycle Club	1908 NW 4th Avenue	Boca Raton	\$1,200	600.00		
5	Boca Colony Apartments	6061 Boca Colony Drive	Boca Raton	\$1,274	637.17	1,061	\$1.20
6	Boca Winds Apartments	530 North East 47th Street	Boca Raton	\$999	499.50	840	\$1.19
7	Boca Hacienda	330 NW 20th Street	Boca Raton	\$1,050	525.00	975	\$1.08
8	Crystal Palms	6874 Palmeto Circle	Boca Raton	\$1,198	599.00	1,310	\$0.91
9	Gables Boca Place	22148 Boca Place Drive	Boca Raton	\$1,283	641.25	1,125	\$1.14
10	Gables Palma Vista	9896 Grand Verde Way	Boca Raton	\$1,680	840.06	1,219	\$1.38
11	Gables Town Place	21409 Town Lakes Drive	Boca Raton	\$1,363	681.50	984	\$1.39
12	Mizner Court at Broken Sound	6503 N Military Trail	Boca Raton	\$1,679	839.33	1,477	\$1.14
13	Reflections of Boca Del Mar	5500 Pacific Boulevard	Boca Raton	\$1,335	667.50	1,266	\$1.05
14	Tuscany Pointe Boca	23126 Post Gardens Way	Boca Raton	\$1,346	673.00	1,127	\$1.19
15	Camino House	482 SW 9th Street	Boca Raton	\$1,150	575.00		
16	Somerset Place	5614 Wellesley Park Drive	Boca Raton	\$1,065	532.50	1,099	\$0.97
17	Savannah Place	22356 Calibre Court	Boca Raton	\$1,387	693.25	1,100	\$1.26
18	Oaks of Boca	600-640 NW 13th Street	Boca Raton	\$1,150	575.00		
19	Vista Townhomes	1783 SW 15th Street	Boca Raton	\$1,100	550.00		
20	Gables Marbella Apartments	22182 Bella Lago Drive	Boca Raton	\$1,567	783.33	1,204	\$1.30
21	The Preserve at Deer Creek	500 Jefferson Drive	Boca Raton	\$1,350	675.00	1,179	\$1.14
22	Hillsboro Bay Club Apartments	3600 West Hillsboro Boulevard	Boca Raton	\$1,213	606.25	1,157	\$1.05
23	Boca Bend Marina Apartments	215 North Federal Highway	Boca Raton	\$950	475.00	1,000	\$0.95
24	The Heritage	320 West Palmetto Park Road	Boca Raton	\$2,493	1,246.50	1,287	\$1.94
25	San Marino at Town Place	20901 St. Andrews Boulevard	Boca Raton	\$1,395	697.50	1,657	\$0.84
26	Gables Town Colony	6079 Town Colony Drive	Boca Raton	\$1,378	688.75	1,160	\$1.19
27	San Marco at Broken Sound	5555 North Military Trail	Boca Raton	\$1,645	822.38	1,171	\$1.40
28	Bella Vista	6925 Town Harbour Boulevard	Boca Raton	\$1,252	626.00	1,244	\$1.01
29	Deer Chase	4400 NW 6th Street	Boca Raton	\$1,065	532.50	1,000	\$1.07
30		1598 NW 4th Avenue	Boca Raton	\$995	497.50		
31	Boca Linda North	1241 NW 13th Street	Boca Raton	\$999	499.50	850	\$1.18
	Notes:		Average	\$1,311	\$655	1,156	\$1.17

(1) Archstone Boca Town Center, formerly Vinings II at Town Place

Florida Atlantic University
 Freshman and Sophomore Housing Market Study
 Appendix B: Off-Campus Market Analysis Data

Three Bedroom Analysis

= FAU Typical Off-Campus Comparison Property

	Property Name	Property	City	Avg Rate	Average Rate per	Avg. Sq. Ft.	Avg. Cost/ Sq. Ft.	
19	Addison Place	21925 Mizner Way	Boca Raton	\$1,694	\$565	1,600	\$1.06	
2	Arbor Oaks	9817 Arbor Oaks Lane	Boca Raton	\$1,595	\$532	1,500	\$1.06	
3	Archstone Boca Town Center (1)	5881 Town Bay Drive	Boca Raton	\$1,590	\$530	1,450	\$1.10	
4	The Bicycle Club	1908 NW 4th Avenue	Boca Raton	\$1,485	\$495			
5	Boca Colony Apartments	6061 Boca Colony Drive	Boca Raton	\$1,565	\$522	1,187	\$1.32	
6	Camino House	482 SW 9th Street	Boca Raton	\$1,323	\$441			
7	Crystal Palms	6874 Palmeto Circle	Boca Raton	\$1,530	\$510	1,360	\$1.13	
8	Gables Boca Place	22148 Boca Place Drive	Boca Raton	\$1,475	\$492	1,353	\$1.09	
9	Gables Palm Vista	9896 Grand Verde Way	Boca Raton	\$1,901	\$634	1,529	\$1.24	
10	Oaks of Boca	600-640 NW 13th Street	Boca Raton	\$1,323	\$441			
11	The Preserve at Deer Creek Apartments	440 Jefferson Drvie	Deerfield Beach	\$1,620	\$540	1,405	\$1.15	
12	Gables Marbella Apartments	22182 Bella Lago Drive	Boca Raton	\$1,857	\$619	1,681	\$1.10	
13	Hillsboro Bay Club Apartments	3600 West Hillsboro Boulevard	Boca Raton	\$1,475	\$492	1,350	\$1.09	
14	Boca Bend Marina Apartments	215 North Federal Highway	Boca Raton	\$1,350	\$450	1,350	\$1.00	
15	The Heritage	320 West Palmetto	Boca Raton	\$3,223	\$1,074	1,780	\$1.81	
16	Gables Town Place Apartments	21409 Town Lakes Drive	Boca Raton	\$1,848	\$616	1,356	\$1.36	
17	San Marino at Town Place	20901 St. Andrews Boulevard	Boca Raton	\$1,695	\$565	2,178	\$0.78	
1	Addison Park	2190 NW 4th Court	Boca Raton	\$2,697	\$899	1,936	\$1.39	
18	San Marco at Broken Sound	5555 North Military Trail	Boca Raton	\$1,884	\$628	1,329	\$1.42	
Notes:				Average	\$1,746	\$582	1,516	\$1.20

(1) Archstone Boca Town Center, formerly Vinings II at Town Place

Florida Atlantic University
 Freshman and Sophomore Housing Market Study
 Appendix B: Off-Campus Market Analysis Data

Four Bedroom Analysis

 = FAU Typical Off-Campus Comparison Property

	Property	Address	City	Avg Rate	Average Rate per	Avg. Sq. Ft.	Avg. Cost/ Sq. Ft.
1	Gables Palma Vista	9896 Grand Verde Way	Boca Raton	\$2,263	\$566	2,074	\$1.09
2	Gables Marbella Apartments	22182 Bella Lago Drive	Boca Raton	\$2,300	\$575	2,078	\$1.11
3	Palm Beach Farms	1020 SW 21st Lane	Boca Raton	\$2,800	\$700		
Average				\$2,550	\$638	2,078	\$1.11

Appendix C

Financial Model



BRAILSFORD & DUNLAVEY



Confidential

Florida Atlantic University
Freshmen Housing Market Analysis
Financial Analysis

Revised: 3/5/2012 14:59

FAU Program with Dining

DEVELOPMENT SUMMARY

<u>1. Unit Types</u>	<u>Number of Units</u>	<u>Beds/Unit</u>	<u>Total Beds</u>	<u>Rent/Person/Semester</u>	<u>Rent/Person/Semester</u>
				2013 \$'s	2011 \$'s
2 Double-Occupancy Bedrooms with 2 Baths	50	4	200	\$3,531	\$3,329
4 Single-Occupancy Bedrooms with 2 Baths	100	4	400	\$4,661	\$4,394
RA Room with Living Area and Full Bath	14	1	14	\$0	\$0
Total	164		614		

2. Building Size

Net Square Footage	143,840
Core & Circulation	45,956
Total	189,796
<i>Total Square Footage/Bed</i>	<i>309</i>

3. Project Cost

Hard Costs	\$35,861,000
Soft Costs	\$5,817,000
Financing Costs	<u>\$7,737,000</u>
Total	\$49,415,000
<i>Total Cost/Bed</i>	<i>\$80,000</i>

Housing

4. Operating Assumptions

Occupancy - Year 1	95%
Stabilized Occupancy - Year 3 and beyond	95%
Summer Occupancy	13%
Annual Revenue Inflation (including rental rates)	3%
Annual Expense Inflation	3%
Occupancy	August-13
Operating Cost per Bed (2013 \$'s)	\$2,096

5. Financing Assumptions*

Debt Term (years)	30
Average Coupon Rate	4.75%
Average Annual Debt Service:	\$3,148,989

**per Florida Atlantic University*



Confidential

Florida Atlantic University
Freshmen Housing Market Analysis
Financial Analysis

Project Outline Program					
Housing Program	Unit SF	Quantity	Total SF	Occupants/Unit	Total Occupants
2 Double-Occupancy Bedrooms with 2 Baths	625	50	31,250	4	200
4 Single-Occupancy Bedrooms with 2 Baths	800	100	80,000	4	400
RA Room with Living Area and Full Bath	350	14	4,900	1	14
				Total	614
Auxiliary Space Program					
<u>Social / Community Spaces</u>					
Lobby	1,600	1	1,600		
Front Desk/Security Post	360	1	360		
Floor Study/Lounge	200	7	1,400		
Multipurpose Room	1,300	1	1,300		
Kitchenette	220	1	220		
Activity Room	1,300	1	1,300		
Fitness Room	1,300	1	1,300		
Storage	120	2	240		
<u>Administrative Services</u>					
Secretary Office	120	1	120		
Resident Coordinator Office	130	4	520		
Resident Coordinator Workspace	120	1	120		
Community Council Office	130	1	130		
Community Council Workspace	120	1	120		
Resident Assistant Work Room	140	1	140		
Conference Room	300	1	300		
Mail Room and Package Area	400	1	400		
<u>Resident Services</u>					
Office/Study Rooms	120	3	360		
Vending	160	1	160		
Classroom	600	2	1,200		
Computer Lab	450	1	450		
Laundry	450	2	900		
Public Restrooms	250	2	500		
<u>Staff Housing</u>					
Hall Coordinator Apartment	750	1	750		
Resident Coordinator Apartment	2,000	1	2,000		
Faculty in Residence Apartment	2,000	1	2,000		
<u>Building Support</u>					
Maintenance Area	800	1	800		
<u>Food Service</u>					
Food Service Venue	9,000	1	9,000		
Total Net Housing Square Footage			116,150		
Total Net Auxiliary Space Square Footage			18,690		
Total Net Food Service Square Footage			9,000		
Core & Circulation Gross Area Factor	Housing	1	34,845	Efficiency	77%
	Auxiliary	1	8,411		69%
	Dining	1	2,700		77%
Total Program Gross Square Footage			189,796		
Total Quantity of Occupants (Beds)			614		
Square Footage Per Occupant (Bed)			309		

Confidential

**Florida Atlantic University
Freshmen Housing Market Analysis
Financial Analysis**

Project Budget - Housing	
Hard Costs - Housing Debt	
Building Construction Contract	
A. Enclosed Building	\$28,469,300
B. Site Preparation (not including new parking)	\$750,000
C. New Parking for Students (60% of beds)	\$1,440,000
Parking Replacement Costs	\$945,000
Furniture, Fixtures & Equipment	
FFE - Surveillance Equipment	\$250,000
FFE - Furniture	\$1,000,000
FFE - Equipment - Custodial & Card Access	\$29,900
FFE - Kitchen Equip/Cafeteria Fit-out/Furniture	\$1,750,000
Hard Cost Contingency	\$1,226,400
Subtotal - Hard Costs	\$35,861,000
Architectural & Engineering Fees (7)	\$1,790,503
Civil Engineering	\$179,050
Landscape Design Fee	\$89,525
Master Planning, Landscaping & Misc Design Allowance	\$30,000
Building Commissioning Allowance	\$30,000
Misc Consultant Fees / Food Service / Acoustics	\$50,000
C/M Pre-Construction Services Fee	\$153,297
Impact Fees to City of Boca Raton	\$1,591,710
State Fire Marshall Review and Inspection	\$76,600
Roofing Inspection	\$10,000
Threshold Inspection	\$50,000
Vibro Compaction Monitoring	\$15,000
Code Compliance Inspection	\$153,297
Plan Review	\$22,994
Risk Management / Insurance Consultant	\$19,100
Topographical / Site Survey	\$15,000
Geotechnical Testing	\$12,000
Environmental Fees (SFWM) Allowance	\$5,000
Art in State Building	\$100,000
IRM Costs	\$1,424,300
Subtotal - Soft Costs	\$5,817,000
Debt Service Reserve Fund	\$3,421,764
Capitalized Interest (through 1/1/14)	\$3,717,678
Cost of Issuance	\$325,000
Underwriter's Discount	\$271,783
Additional Proceeds	\$960
Subtotal - Financing Costs	\$7,737,000
Total Project Cost	\$49,415,000
Total Project Cost/Bed	\$80,480

OPERATING PROFORMA

Year of Operations Academic Year	1 2013/2014	2 2014/2015	3 2015/2016	4 2016/2017	5 2017/2018	6 2018/2019	7 2019/2020	8 2020/2021	9 2021/2022	10 2022/2023
Total Beds	614	614	614	614	614	614	614	614	614	614
Total Square Footage	189,796	189,796	189,796	189,796	189,796	189,796	189,796	189,796	189,796	189,796
Rental Revenues:										
Unit Revenue	\$4,884,425	\$5,030,958	\$5,181,886	\$5,337,343	\$5,497,463	\$5,662,387	\$5,832,259	\$6,007,227	\$6,187,443	\$6,373,067
Other Revenues:										
Summer Revenues	\$105,000	\$198,150	\$204,095	\$210,217	\$216,524	\$223,020	\$229,710	\$236,601	\$243,700	\$251,010
Rental Income	\$36,000	\$37,080	\$38,192	\$39,338	\$40,518	\$41,734	\$42,986	\$44,275	\$45,604	\$46,972
Repairs & Maintenance	\$52,000	\$53,560	\$55,167	\$56,822	\$58,526	\$60,282	\$62,091	\$63,953	\$65,872	\$67,848
Total Revenues:	\$5,077,400	\$5,319,700	\$5,479,300	\$5,643,700	\$5,813,000	\$5,987,400	\$6,167,000	\$6,352,100	\$6,542,600	\$6,738,900
Operating Expenses										
Salaries & Benefits	\$443,000	\$456,290	\$469,979	\$484,078	\$498,600	\$513,558	\$528,965	\$544,834	\$561,179	\$578,015
Other Personal Services	\$113,000	\$116,390	\$119,882	\$123,478	\$127,182	\$130,998	\$134,928	\$138,976	\$143,145	\$147,439
Contractual Services	\$97,000	\$99,910	\$102,907	\$105,995	\$109,174	\$112,450	\$115,823	\$119,298	\$122,877	\$126,563
Repairs & Maintenance	\$97,100	\$100,013	\$103,013	\$106,104	\$109,287	\$112,566	\$115,942	\$119,421	\$123,003	\$126,693
Utilities	\$342,000	\$352,260	\$362,828	\$373,713	\$384,924	\$396,472	\$408,366	\$420,617	\$433,235	\$446,232
Management Fee	\$94,000	\$96,820	\$99,725	\$102,716	\$105,798	\$108,972	\$112,241	\$115,608	\$119,076	\$122,649
Other Expenses	\$101,000	\$104,030	\$107,151	\$110,365	\$113,676	\$117,087	\$120,599	\$124,217	\$127,944	\$131,782
Total Operating Expenses:	\$1,287,100	\$1,325,700	\$1,365,500	\$1,406,400	\$1,448,600	\$1,492,100	\$1,536,900	\$1,583,000	\$1,630,500	\$1,679,400
Net Operating Income (NOI) available for Debt Service	\$3,790,300	\$3,994,000	\$4,113,800	\$4,237,300	\$4,364,400	\$4,495,300	\$4,630,100	\$4,769,100	\$4,912,100	\$5,059,500
Annual Debt Service	N/A	3,151,193	3,151,056	3,149,019	3,149,962	3,148,769	3,148,769	3,148,769	3,148,769	3,148,769
Debt Coverage Ratio	N/A	1.27	1.31	1.35	1.39	1.43	1.47	1.51	1.56	1.61
Admin Overhead	\$27,880	\$28,716	\$29,578	\$30,465	\$31,379	\$32,321	\$33,290	\$34,289	\$35,318	\$36,377
R&R Transfer	\$152,323	\$156,893	\$161,599	\$166,447	\$171,441	\$176,584	\$181,882	\$187,338	\$192,958	\$198,747
Depreciation Expense	\$820,000	\$820,000	\$820,000	\$820,000	\$820,000	\$820,000	\$820,000	\$820,000	\$820,000	\$820,000

OPERATING PROFORMA

REVENUE ASSUMPTIONS

Residential Unit Assumptions:

Type	Beds/Unit	Grand Total of Beds	Rental Rate Per Semester / Bed	Number of Terms	Rental Rate Per Year	Year1 Occupancy	Year2 Occupancy	Year3&Beyond Occupancy	
Unit 1	2 Double-Occupancy Bedrooms with 2 Baths	4	200	\$3,531	2	\$7,063	95%	95.0%	95%
Unit 2	4 Single-Occupancy Bedrooms with 2 Baths	4	400	\$4,661	2	\$9,323	95%	95.0%	95%
RA Units	RA Room with Living Area and Full Bath	1	14	\$0	2	\$0	95%	95.0%	95%
Beds		September-01							
Square Feet		189,796	103%						

Other Revenues Assumptions:

Revenue Inflation Rate:	103%
Spring Occupancy Adjustment:	100.0% (100% - no adjustment)
Summer Occupancy	12.9%
Student Repair Fees as % of Rental Revenue:	0.74%
Conference/Guest Housing Fees as % of Rental Revenue:	1.06%

EXPENSE ASSUMPTIONS

Operating Expense Assumptions*

	Per Bed	106%
Salaries & Benefits	\$721.50	
Other Personal Services	\$184.04	
Contractual Services	\$157.98	
Repairs & Maintenance	\$158.14	
Utilities	\$557.00	
Management Fee	\$153.09	
Other Expenses	\$164.50	

* Operating expense numbers provided by Florida Atlantic University

Expense Inflation Rate	103%
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