

Indian River State College Foundation  
In Cooperation With  
Indian River State College

INVITATION TO NEGOTIATE  
STUDENT HOUSING DEVELOPMENT

Issued By:

Indian River State College Foundation

Date Issued:

01/17/2025

Due Date:

March 28, 2025, at 10:00 am

## **I. INTRODUCTION AND INSTRUCTIONS TO PROPOSERS**

### **A) OVERVIEW**

Indian River State College ("the College") is a comprehensive College accredited to award Associate, Baccalaureate, and Career and Technical Certificates. As a leader in education and innovation, the College transforms lives by offering high-quality, affordable, accessible education through traditional and remote delivery. Indian River State College serves the Treasure Coast region of Florida. Established in 1959, The College is part of the Florida College System and is governed by a District Board of Trustees ("DBOT"). The Governor appoints members of the DBOT.

INDIAN RIVER STATE COLLEGE is committed to:

- Creating a superior teaching and learning environment
- Developing a highly-skilled workforce
- Cultivating student success
- Promoting civic responsibility
- Embracing diversity
- Stimulating economic growth
- Fostering community engagement
- Providing cultural enrichment and lifelong learning

Indian River State College is committed to providing high-quality, affordable, and accessible education through both traditional and remote delivery methods. The Foundation aims to create a superior teaching and learning environment, develop a highly skilled workforce, promote civic responsibility, embrace diversity, stimulate economic growth, foster community engagement, and provide cultural enrichment and lifelong learning.

Indian River State College has five campuses and other sites, providing full-service educational facilities within easy driving distance of Florida's Treasure Coast. These campuses and sites are located throughout St. Lucie, Indian River, Martin, and Okeechobee counties. Each campus location has convenient One-Stop student services, including academic and career planning, financial aid information, registration, free tutoring, and test preparation.

Three direct support organizations ("DSO") operating with separate boards support the college's mission. Florida Statutes authorize them: Indian River State College Foundation, Charter School Consortium, and Real Estate Holdings.

The Indian River State College Foundation ("Foundation") owns and operates student housing on the Massey Campus. The Foundation is offering a Student Housing Development opportunity to a qualified Proposer or a qualified development team (hereinafter "Developer") for the construction of additional residential student housing development (hereinafter "Housing Project") at the College's Massey and Pruitt campuses.

The demand for housing has become a critical issue for enrolling and continuing students. Enrollment at the College continues to grow, and specific courses of study, like nursing, have seen dramatic growth in enrollment in part because of the significant expansion of healthcare facilities and employment opportunities for trained healthcare workers and nurses in the region. That growth and housing demand have generated additional student housing to ensure students have safe, accessible, and affordable living to pursue their studies.

A comprehensive student housing study conducted by a national educational consulting company for the Foundation focused on identifying demand for additional student housing on or near the College's Massey and Pruitt campuses. The review includes an analysis of the nearby student housing market, a survey of student preferences, and the development of a demand estimate for student housing. The survey indicates a demand for 1,748 additional beds. The development of these additional beds is at the Developer's sole discretion. Whenever this ITN references 1,748 beds, the number of developed beds remains at the Developer's discretion.

The Student Housing Development ITN is focused on developing two campus properties specifically for College students. This initiative addresses the critical demand for student housing in the area. The newly created beds will enhance the existing complex located in Ft. Pierce, referred to as "River Hammock."

The selected Developer will enter a long-term ground lease with the Foundation or the College, depending on the chosen sites. The Housing Project sites will be provided in "as is condition." The awarded master Developer or development team will be responsible for site preparation costs and other improvements as set forth herein. In response to this solicitation, developers are encouraged to use their creativity to provide an innovative concept and development plan with coordinated development of both properties.

The Foundation will collaborate with the Developer to build a creative and financially viable housing development plan. This plan may include some form of financial contribution or other applicable economic incentive, which can be established during the preparation and negotiation of a Development Agreement and discussed further below.

The Foundation intends that the successful Developer shall provide the services requested in accordance with Section III – Project Description of this ITN, including all exhibits, attachments, and appendices with negotiated modifications.

Work shall be completed on or before TBD.

## B) PROPOSED SCHEDULE

Posted January 17, 2025

<b>Pre-Bid Discussion via Zoom</b>	<b>January 31, 2025, at 10:00 am</b>
<b>Questions Due</b>	<b>February 28, 2025, at 10:00 am</b>
<b>Proposals Due date</b>	<b>March 28, 2025, at 10:00 am</b>
<b>Interviews</b>	<b>April 21 to May 07, 2025</b>
<b>Notice of Award</b>	<b>Late Summer 2025</b>

PRE-BID Discussion: The Foundation will conduct a non-mandatory pre-bid Discussion on January 31, 2025, from 10:00 am (EST) to 11:00 am (EST). Bidders may participate in this discussion to determine bidding potential. The process of bid submission and how to access the bidding system will be reviewed in the discussion.

The discussion will be led by:

Dr. Michael Hageloh  
Executive Vice President of Strategic Initiatives  
Indian River State College  
Indian River State College Foundation  
[mhageloh@irscfoundation.org](mailto:mhageloh@irscfoundation.org)

To schedule a physical site tour(s), please contact Lauren Yarborough. Site tours are optional and will not influence scoring.

Mrs. Lauren Yarborough  
Administrative Coordinator  
Indian River State College  
[lyarboro@irsc.edu](mailto:lyarboro@irsc.edu)  
Please reference *Student Housing ITN*

## C) INSTRUCTIONS TO RESPONDERS AND PROCEDURE FOR SUBMITTAL

### 1. Submission of ITN:

The Foundation will only accept proposals submitted online to Mrs. Lauren Yarborough on or before the Proposal Due Date specified in this ITN. Refer to the Invitation Name "Student Housing."

All documents specified in Section II – Proposal Requirements shall be emailed in PDF format. Any proposal submitted in any manner other than the manner specified in this ITN will be rejected. PDF is the only acceptable format for any submission.

2. **Questions and Addenda:** All questions regarding this ITN should be emailed to Lauren Yarborough at [lyarboro@irsc.edu](mailto:lyarboro@irsc.edu) by the deadline specified in the Proposed Schedule timeline. Email is the only submission method. Addenda to this ITN will be posted publicly.
3. **Validity of Proposals:** Proposals must be valid for at least 120 calendar days from the closing date and time for receipt of proposals.
4. **Proposals are not to be marked as confidential or proprietary. Foundation may refuse to consider any Proposal so marked. Proposals submitted in response to this ITN may become subject to public disclosure in accordance with the Public Records Law of the State of Florida, Chapter 119, Florida Statutes.** Foundation shall not be liable in any way for the disclosure of any such records. Additionally, all Proposals shall become the property of the Foundation.
5. **Responder ITN Examination:** By submitting a Proposal, the responder represents that it has thoroughly examined the Foundation's requirements, is familiar with the services required under this ITN, and is qualified and capable of providing the services to achieve the Foundation's objectives.
6. **Proposal Compliance:** Each responder must submit its Proposal in strict accordance with all requirements of this ITN, and compliance must be stated in the Proposal. Deviations, clarifications, and/or exceptions must be identified and listed separately as alternative items for the Foundation's consideration.
7. **Proposal Rejection:** Any Proposal may be rejected if it is conditional, incomplete, or deviates from specifications in this ITN. Foundation reserves the right to waive, at its discretion, any procedural irregularity, immaterial defects, or other improprieties that the Foundation deems reasonably correctable or otherwise not warranting rejection of the Proposal. Any waiver will not excuse a proponent from full compliance.
8. **Pre-Contractual Expenses:** The Foundation shall not, in any event, be liable for any pre-contractual expense incurred by the Responder in preparing its proposal. Pre-contractual expenses are defined as expenses incurred by the Responder in the following ways:
  - a. Preparing its proposal in response to this ITN
  - b. Submitting its proposal to the Foundation
  - c. Negotiating with the Foundation on any matter related to the proposal
  - d. Any other expenses incurred by the Responder before the date of the contract award
9. **Negotiations:** The Foundation reserves the right to: a) negotiate the final Contract with any Developer(s); b) withdraw this ITN in whole or in part at any time without prior notice and makes no representations that any Contract will be awarded to any Developer responding to this ITN; c) award its total requirements to one Developer or to apportion those requirements among two or more Proposers; or d) reject any proposal if it is conditional, incomplete or deviates significantly from the services requested in this ITN. In addition, negotiations may or may not be conducted with

the Proposer; therefore, the Proposal submitted should contain the Developer's **most favorable terms and conditions** since the selection and award may be made without discussion with any Developer.

**10. Protest Procedure:** Only a Proposer who has submitted a proposal in response to this ITN is eligible to submit a protest. The Foundation will not accept or entertain ITN protests from anyone who did not submit a proposal for the project or work being protested.

a. Time Limits for Filing Protests: All notices of protest must be filed within 72 hours of the posting of the Foundation's decision. Any formal protest must be filed within 10 days of the notice of protest. A formal written protest is "filed" when received by the Foundation.

b. Bonds Must Accompany Protest: When protesting a decision or intended decision (including a protest of the terms, conditions, and specifications of the solicitation), the protestor must post a bond of \$250,000 with the formal protest.

**FAILURE TO POST AN ORIGINAL BOND FOR THE REQUISITE AMOUNT AT THE TIME OF FILING THE FORMAL WRITTEN PROTEST WILL RESULT IN A REJECTION OF THE PROTEST.**

If the protest does not meet these requirements, the Foundation will reject it without further review. If the protest is submitted on time and complies with all the above requirements, the Foundation shall review the protest and all relevant information submitted by the protestor. The Foundation will provide a written response to the protestor. The Foundation has the right to respond to any protest until the date the Foundation awards the contract.

The procedure and time limits outlined in this paragraph are mandatory and are the sole and exclusive remedy in the event of an ITN protest. Failure to comply with these procedures shall constitute a failure to exhaust administrative remedies and a waiver of any right to pursue the proposal protest further.

**If the Foundation determines that the protest is frivolous, the party originating the protest may be determined irresponsible, and that party may be determined to be ineligible for future contract awards.**

## II. PROPOSAL REQUIREMENTS

Each Proposal submitted in response to this Request for Proposal (ITN) shall be submitted as follows:

- A) **COVER SHEET:** Submit the completed ITN cover sheet.
- B) **LETTER OF TRANSMITTAL:** A one-page Letter of Transmittal shall be addressed to **INDIAN RIVER STATE COLLEGE FOUNDATION OFFICE** and shall, at a minimum, contain the following information:
1. Identification of Proposer who will have contractual responsibility with the Foundation. Identification shall include the legal name of the company, the address from which the services will be managed, and the telephone number and email address of the contact person identified during the proposal evaluation period.
  2. A summary of the Proposer's Qualifications, including a brief description of its proposed representative(s) and key staff. It shall commit to accepting the terms and conditions in the ITN and Professional Services Agreement, including Acknowledgment of receipt of all amendments and/or addenda to the ITN.
  3. Any exceptions to the terms of the ITN and Professional Services Agreement. Any requests for exceptions should be noted and submitted in a separate sheet marked "**EXCEPTIONS TO ITN – STUDENT HOUSING DEVELOPMENT**".
  4. A statement that the proposal shall remain valid for not less than 120 days from the submittal date.
  5. A signed statement attesting that all information submitted with the proposal is true and correct.

### C) TECHNICAL PROPOSAL

#### DEVELOPER PROPOSAL

ITN Responses will be organized in the sequence provided below to expedite the evaluation of qualifications. These instructions are designed to ensure the submission of information essential to the understanding and comprehensive assessment of the proposal.

The Foundation deems specific documentation and information necessary to determine responsiveness and evaluate the proposal. The proposal should seek to avoid requested information, be concise, and specifically address the requirements of this ITN. Proposers should also review the evaluation criteria to ensure that responses meet all expectations.

The PDF document should contain the Proposer's name and bid number. If the response is submitted in parts, include "Parts # of x."

Interested Proposers are invited to submit one (1) complete proposal containing the submission in a single file searchable PDF document. The proposal shall be indexed, and all pages shall be sequentially numbered, corresponding with the table of contents, including cover, tabs, dividers, and appendices. The proposal shall be limited to a maximum of One Hundred (100) pages, 8-1/2" x 11" page size, Type size shall not be less than 11-point size font, and margins shall be 1".

The Foundation seeks the following from companies responding to the Indian River State College Campus Student Housing Project. Proposals should be organized in the following sections:

1. LETTER OF INTEREST:

A one-page Letter of Interest shall be addressed to:

Dr. Michael Hageloh  
Executive Vice President of Strategic Initiatives  
c/o Indian River State College Foundation

The letter shall, at a minimum, contain the following information:

- a. Statement of interest and intent to fully satisfy the goals and objectives of Student Housing ITN. Identification of a Developer who will have contractual responsibility with the Foundation. Identification shall include the company's legal name, the address from which the properties will be developed and managed, telephone number and email address of the contact person identified during the proposal evaluation period.
- b. A summary of the Developer's Qualifications, including a brief description of its proposed representative(s) and key staff, is required. It shall declare to accept the terms and conditions in the ITN and Professional Services Agreement, including acknowledgment of receipt of all amendments and addenda to the ITN.
- c. A statement that the proposal shall remain valid for at least 120 days from the submittal date.
- d. A statement attesting that all information submitted with the proposal is true and correct.

2. DESCRIPTION OF DEVELOPMENT ENTITY:

Objective: The Foundation is looking for a qualified developer or development team to undertake the planning, design, financing, development, and management of the Student Housing Project.

Submittals should contain:

- a. A detailed summary of the Developer's experience in developing, financing, and managing student rental housing projects of similar design, size, and cost as this student housing project, with specific attention to creating housing that will meet Indian River State College students' affordability, lifestyle, and academic needs.



- b. A detailed description of the development and management team, key staff, experience, role in a student housing project, knowledge or awareness of the Indian River State College campus, and other characteristics that will benefit the housing development.
- c. A brief description of up to 3 most comparable student rental projects the Developer has successfully developed within the last 5 years. If there are Florida projects, please identify these separately.
- d. Identify the Developer's master planner, architect, engineer, contractor, and other independent professionals for the project (as applicable) and confirm the commitment of proposed team members of each respective company.
- e. Provide up to 3 comparable projects undertaken by each professional listed. Note for which projects the experienced consultants and contractors provided the services on behalf of the Developer.
- f. Provide the names, addresses, photographs, references, and brief bios of key development team members and independent professional members, along with the information above.

### 3. DEVELOPMENT PROGRAM AND PLAN:

Objective: The Foundation is seeking to understand the Developer's intended overall development plan, including design, development, construction, financing, and management plans for the Housing Project

#### Submittal Requirements:

- a. Developers are encouraged to submit with their Proposals a narrative and graphic summary of their development plans for the housing project on both campuses, including conceptual site and building design elements, elevations, renderings, amenities, and resiliency. Anticipated square footage for buildings and residential units, the number of stories, construction type, and estimated parking counts should also be identified.
- b. Developers should include experienced master planners/urban designers and architects on their team to ensure that proposed site plans and architectural designs integrate with the existing academic buildings, natural environment, campus amenities, and student lifestyle at each campus. Provide any proposed design elements that reflect how the student housing will be integrated into the existing campuses and how it will contribute to a successful student housing project.
- c. Finally, the Developer should evaluate and comment on the student housing demand study provided to the Foundation to inform them of the number of housing beds being proposed in their response and estimated rental rates/sales prices for the development program.

### 4. MANAGEMENT EXPERIENCE, APPROACH, LEASING AND MARKETING FOR PROJECT:

Objective: The Foundation is looking for Developers and management/leasing team members with broad experience managing, leasing, and marketing projects of a similar scale and profile.

#### Submittal Requirements:

a. Developers should demonstrate significant experience in managing, leasing, and marketing student housing developments of comparable size and scale and describe the Proposer's underlying management plan and marketing approach to ensure the housing developments will attract, retain, and support students' successful academic experience at the College.

b. The Developer should also provide brief bios for the key team members overseeing the marketing and management effort.

## 5. PROJECT TIMING:

Objective: The Foundation desires that the Housing Project be developed as soon as possible, consistent with market realities, design and engineering requirements, securing entitlements, work necessary to create a satisfactory construction and development setting on the campuses, and any other considerations that will inform the timeline for development and completion.

### Submittal Requirements:

a. Submittals should include a proposed Project Schedule that outlines the timing to finalize conveyance, obtaining regulatory approvals (e.g., site planning, permitting), and construction, at a minimum. The project schedule should identify any proposed sequence of phasing.

b. The Foundation is prepared to assist the selected Developer in negotiations with outside entities/agencies to obtain additional entitlements for the Housing Project should they be needed.

## 6. FINANCIAL REQUIREMENTS:

Objective: The Foundation seeks a developer with a financial history and the capacity to carry out the project in a way consistent with the project schedule.

### Submittal Requirements:

a. Developers will be required to provide sufficient evidence that they have or can secure the necessary financial resources within a reasonable amount of time to complete the proposed project in a timely fashion and provide long-term financial support to the project after it is built.

b. Evidence can take the form of the Developer's audited or compiled financial statements, signed letters from banks or equity sources with verifiable funds to complete the project on letterhead, which detail their experience in working with the Developer on similar-sized or more extensive projects and willingness to consider funding the Housing Project subject to successful negotiations and due diligence.

## 7. REQUIRED FORMS:

The following forms must be completed and submitted with your Technical Proposal, or your proposal will be considered nonresponsive:

- a. **FORM 1 – DEVELOPER'S CONTACT INFORMATION AND CERTIFICATION**
- b. **FORM 2 – NON-COLLUSION CERTIFICATION**

## 8. APPENDICES

Information the Proposer considers pertinent to this ITN and which has not been specifically solicited in any of the sections may be placed in a separate appendix. **Proposers are cautioned, however, that this does not constitute an invitation to submit large amounts of extraneous materials. Appendices shall be relevant and brief.**

### **III. PROJECT DESCRIPTION NARRATIVE**

The Indian River State College Foundation ("Foundation") is offering a development opportunity to a qualified developer or a qualified development team (hereinafter "Developer") for the construction, financing, and long-term management of residential student housing (hereinafter "Housing Project") at Indian River State Foundation Foundation's Pruitt and Massey campuses, located at in Ft. Pierce, Florida.

The Housing Project intends to develop the two subject properties into accessible and affordable on-campus housing for students enrolled at Indian River State College. This will help meet the critical housing demand facing existing and incoming students. The goal is to develop up to 1,748 student housing beds at the two campuses. A recent housing demand study by a national educational consulting firm indicated the need for almost 1,748 student housing beds to meet the needs of the growing enrolled student population at the Foundation. The Foundation and the selected Developer will negotiate the final number of beds.

The housing's building and unit design should reflect a "shared apartment" model consisting of four bedrooms and two bathrooms per unit. The Developer may modify this design based on financial, architectural, or site capacity considerations to achieve the 1,748-bed project objective.

Indian River State College owns the site properties but will lease them to the Foundation and ground lease them to the selected Developer. The selected Developer will enter a long-term ground lease with the Foundation, which is authorized to lease and enter a contract with the Developer and will be the sole lessor for the development site and improvements. The Foundation will be able to expedite permit approvals. It should be noted that the Indian River State Foundation has "authority having jurisdiction" (AHJ) over the project's development. Expedited permitting is not guaranteed.

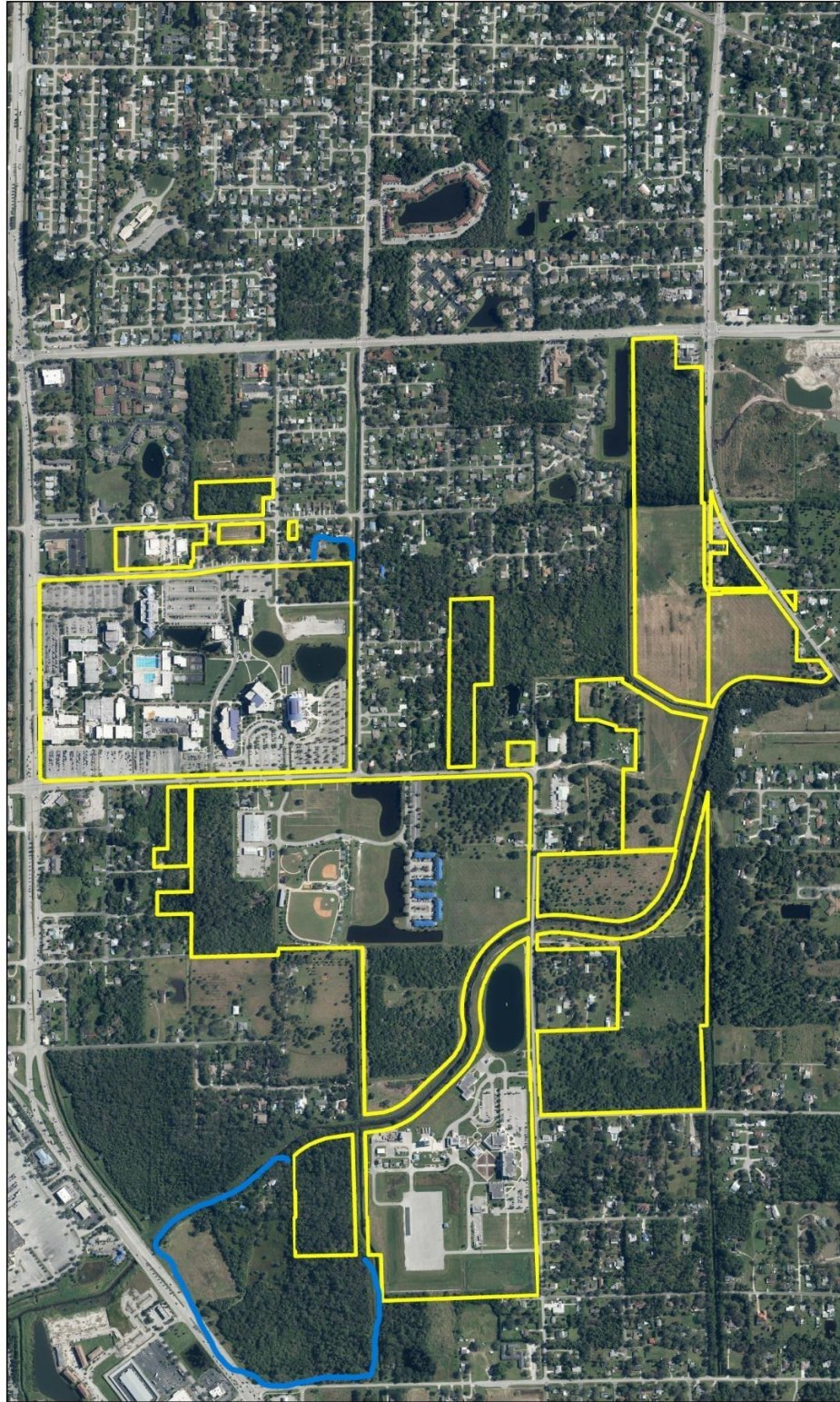
The Foundation will collaborate with the selected Developer to build creative and financially viable student housing developments on the sites. Development financing and management will be the responsibility of the selected Developer. However, the Foundation may provide some form of financial contribution or other applicable economic incentives, which can be established during the preparation and negotiation of a Development Agreement and discussed further. The selected Developer will be responsible and liable for managing and operating the two housing developments over the long-term lease.

The Housing Project sites will be cleared of all structures and provided in "as-is condition." The awarded master Developer or development team will be responsible for environmental and site preparation costs and other improvements as set forth herein. In response to this solicitation, proposers are encouraged to use their creativity to provide an innovative concept and development plan with coordinated development of both properties.

In addition, as part of this selected Developer's student housing development responsibilities, they will also be required to acquire, own, and manage the existing Foundation-owned, 180-bed student housing complex, River Hammock, on Massey Campus. The facility's has debt of approximately \$4 million. Information on the operating financials for River Hammock is included in this ITN.

The Foundation's express intent is that each response received carefully follows the submittal requirements set forth herein, be prepared in good faith, and present a reasonable likelihood to be developed, built, and fully operational in a reasonable period. Its development, design, and construction are to fully comply with applicable laws, rules, regulations, court orders, standards, and ordinances. Acceptance of any response is expressly conditioned upon funding the project after approval of all documents by the Foundation Board. Acceptance of any Response is not surrender or agreement with any term or condition outlined in the response or any proposed documents included in or referenced by the reaction.

IRSC Edwin R. Massey Campus - Property Map



**Legend**  
 Campus Boundary

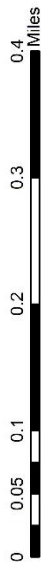
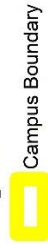




IRSC Pruitt Campus - Property Map with Parcel ID



Legend



## IV. SELECTION PROCESS

### A) EVALUATION CRITERIA AND WEIGHTS

Proposals must comply with the requirements of this ITN. Selection will be based on the quality and value of the proposal, including comprehensiveness and responsiveness to the requirements outlined in this ITN. The proposals will be evaluated based on the following criteria:

#### 1) EVALUATION PROCEDURE

Each ITN will be reviewed and evaluated by each member of a selection panel established by the Foundation. Each reviewer will use the evaluation criteria outlined in this ITN and score each ITN accordingly. Each reviewer will complete their review of ITNs independently. The selection panel's evaluations will be combined to determine a numerical ranking of each responsive ITN. **Proposals obtaining less than 75% of the total available points will be eliminated from further consideration.** The highest-ranking proposals may be invited to the Foundation for interviews with the selection panel if a selection cannot be made based on the ITNs.

The Foundation may determine that it is necessary to conduct interviews before final selection. If interviews are required, the teams that submit the highest-ranked ITNs will be invited to the Foundation to present to the selection panel members and answer questions. Each selection panel member will evaluate the interviews, and the final scores will be established based on criteria and instructions provided before the interview.

- a. Preliminary review of the proposal by the Foundation staff for compliance with the submission requirements of the ITN, including verification that each response includes all required documents;
- b. The Evaluation Committee, appointed by the Foundation, shall meet to evaluate each responsive proposal per the requirements of the ITN. Each selection panel member will assess the interviews and their final scores will be established based on criteria and instructions provided before any interview takes place;
- c. The Foundation may determine that it is necessary to conduct interviews after the evaluation committee has scored the proposals but before final selection. If interviews are required, the teams that submit the highest-ranked ITNs will be invited to present to the selection panel members and answer questions. Oral presentations support what has been provided in the proposal by each Proposer and exhibit; otherwise, demonstrate, clarify, and expand on the information contained therein. The Foundation reserves the right, where it may serve its best interest, to request additional information and clarification from the Proposer;
- d. Once the proposal reviews and scoring are completed, the Evaluation Committee shall make a single Proposer recommendation or a shortlist of ranked Proposers to the Foundation Executive Committee



for review;

e. The Foundation Executive Committee shall submit a recommended Developer or a "prioritized shortlist" of Developers to the Foundation Board for their information and approval;

f. If the Foundation is unsuccessful in negotiating a Contract with the highest-ranked Proposer, it will attempt to negotiate a Contract with the next highest-ranked firm.

Note: In general, the Foundation wishes to avoid the expense of unnecessary oral presentations or interviews. Therefore, the Foundation will make every reasonable effort to achieve the ranking using written submittals alone. If oral presentations/interviews are scheduled with the Proposer(s), they will be conducted publicly and recorded for public record purposes per Sec. 119.07(1) F.S. as amended.

g. Oral Presentations: If needed.

## **2) EVALUATION CRITERIA**

The Foundation will evaluate the merits of Proposals relative to each other and the degree to which they meet the goals and objectives of the Foundation, students, the College, and the community.

Proposals will be evaluated using the following criteria with the associated weighting of each criterion. As noted below, adequate experience and capability, which shall be determined at the sole discretion of the Foundation, to undertake the proposed project successfully is a minimum standard that shall be met before any other criterion is considered:

### **1. Capability of the Developer and Development Team: 25 points**

a. The primary focus shall be on the development experience, qualifications, and financial capability of the Developer (and economic partner, if any is identified and to the extent firmly committed) considering the track record of developing projects of comparable nature and comparable or grander scale and high quality in terms of their use and architecture; evidence of successful housing development, management, and operating experience; evidence of financing relationships and interest in the proposed project; other information indicating the Developer's development or financial capacity which it chooses to provide at this stage; reputation in the industry for competence and integrity; and successful public-private development experience, if any;

b. The capability and track record of the architect/design team for high-quality design will also be considered. Note that a Developer whose qualifications and financial capacity are inadequate to undertake the project successfully will not be considered.

c. The proposal's merits on other criteria, assuming adequacy of qualifications, relative qualifications, and capacity, will be considered a comparative criterion weighed along with the different criteria.

2. The extent to which the Development Plan Meets the Goals: 25 points

This would include the proposed project's ability to:

- a. Provide the desired mix and quality of student housing envisioned for the properties, as well as establish design criteria that are compatible with existing Campus facilities, infrastructure, natural environment, resiliency goals, student lifestyle during class periods and periods of no class, and academic experience;
- b. Be feasible and delivered promptly, considering the likelihood and timing of securing approvals and being market and financially viable;
- c. Provide high-quality, accessible rental housing that meets the financial and academic needs, lifestyles, and interests of incoming and enrolled students at the two campuses.

3. Experience Leasing, Managing, and Operating Similar Projects: 25 points

This demonstrates the Developer's ability to lease, manage, and operate mixed-use properties comparable to the proposed Housing Project, including marketing strategies, residential and commercial property leasing and management experience, and residential and commercial property operation and maintenance.

4. Design and Construction: 25 Points

This would include experience with innovative and diverse campus facility design, architectural and technical creativity, ability from a master planning perspective to integrate the student housing into the existing campus infrastructure and natural environment, ensure the design captures the character and personality of the College, and meets the lifestyle needs and activities of students. This would include demonstrating extensive experience with managing major multifamily and student housing construction projects, budget management, building code compliance, realistic site management, commitment to building resiliency and durability, quality construction materials, development time frames, and communication with College facility managers.

TOTAL POINTS: 100 points

## **B) SELECTION PROCESS**

The Foundation intends to select one (1) firm to provide services for Indian River State College.

The Foundation reserves the right to make final decisions regarding the selected firm and the number of selected firms based on the quantity and quality of the ITNs received. This right extends to modifying the selection process to eliminate interviews if insufficient qualified firms/teams submit an ITN.

The Foundation will engage in a Two (2) Phase selection process to identify a qualified Developer for this Housing Project for which this document represents both phases. Proposers must meet the qualifications requirements and other established criteria in this solicitation.

Phase 1 – Invitation to Negotiate (ITN): Proposer will submit a Proposal per Section XI – Submittal Instructions and Requirements for Responses and Section X – Evaluation Criteria. Proposals shall include but are not limited to the development plan, conceptual design, cost, and financial plan for this project. Upon completing the evaluation, ranking, shortlisting process, and selecting a Developer, we will move on to the negotiation phase.

Phase 2 – Negotiations and Agreements – The Foundation intends to begin negotiations to formalize the ground lease agreements, development agreements, and other related contractual obligations governing the proposed Housing Project. Upon completing this process, an agreement will be awarded to the selected Developer entity. If negotiations with the top-ranked firm are deemed unsuccessful, the Foundation reserves the right to move to the next highest-ranked firm to engage in development negotiations.

NOTE: The top-ranked firm agreement will be presented to the Foundation Board for consideration/approval. Upon approval, the Foundation and selected Developer will negotiate to formalize the ground lease agreements, development agreements, and other related contractual obligations governing the proposed Housing Project.

Responsiveness: To be considered responsive to the solicitation, the ITN response shall fully conform in all material respects to this solicitation and all its requirements, including all forms and substance.

Responsibility: To be considered responsible, Proposers shall be fully capable of meeting all of the requirements of the solicitation and subsequent contract, must possess the full capability, including financial and technical, to perform as contractually required, and must be able to document the ability to provide good faith performance fully.

### **C) AWARD**

The award is based on the most responsive and responsible Responder(s). The Foundation shall send a Notice of Intent to Award to all Proposers via email to announce the Foundation's intent to award the contract to the top-ranked selected Developer.

The Indian River State Foundation may negotiate contract terms with the selected Developer prior to award and expressly reserves the right to negotiate with several Developers simultaneously. However, since the selection and award may be made without discussion with any Developer, the proposal submitted should contain the Developer's most favorable terms and conditions.

### **D) AGREEMENT – To be negotiated**

## **FORM 1 – PROPOSER'S CONTACT INFORMATION AND CERTIFICATION**

This is to certify that I (authorized representative) have read and understood the terms, conditions, specifications, and other instructions contained in this Invitation to Negotiate (ITN) and, further, that the items of materials and/or services rendered do meet minimum specifications outlined in this ITN.

I certify that this proposal is made without prior understanding, agreement, or connection with any corporation, firm, or persons submitting a proposal for the same materials, supplies, equipment, or services and is fair and without collusion or fraud. I agree to abide by all conditions of this ITN and certify that I am authorized to sign this document.

For solicitation purposes, the Proposer's contact person shall be:

For contractual purposes, should the Proposer be awarded, the contact person shall be:

Name \_\_\_\_\_

\_\_\_\_\_

Title \_\_\_\_\_

\_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Telephone \_\_\_\_\_

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Email \_\_\_\_\_

\_\_\_\_\_

**FORM 2 - NON-COLLUSION CERTIFICATION**

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

I state that I \_\_\_\_\_ of,  
(Name and Title) (Name of Firm)

am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I am responsible in my firm for the price(s) and amount(s) of this response and the preparation of the response. I state that:

1. This response's price(s) and amount(s) have been arrived at independently and without consultation, communication, or agreement with any other Provider, potential provider, Proposal, or potential Proposal.
2. Neither the price(s) nor the amount(s) of this response, and neither the approximate price(s) nor approximate amount(s) of this response, have been disclosed to any other firm or person who is a Provider, potential Provider, Proposal, or potential Proposal. They will not be disclosed before the proposal is opened.
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a Response for this contract to submit a price(s) higher than the prices in this response or to submit any intentionally high or noncompetitive price(s) or other form of complementary response.
4. The Response of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive Response.
5. \_\_\_\_\_ its affiliates, subsidiaries, officers, directors, and employees  
(Name of Firm)  
are not currently under investigation by any governmental agency and have not in the last three years been convicted or found liable for any act prohibited by state or federal law in any jurisdiction involving conspiracy or collusion with respect to Proposal, on any public contract, except as follows:

I state that the named firm and I understand and acknowledge that the above representations are material and important and will be relied on by the State of Florida for which this response is submitted. I understand, and my firm understands, that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the State of Florida of the facts relating to the submission of responses for this contract.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Name of Organization: \_\_\_\_\_

Signed by: \_\_\_\_\_

Print Name: \_\_\_\_\_

Being duly sworn deposes and says that the information herein is accurate and sufficiently complete so as not to be misleading.

Subscribed and sworn before me, this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

Notary Public: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_





**Final Report**

OCTOBER 8, 2024

## **Student Housing Study**

**Indian River State College, Florida**

**Submitted by:**

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# EXECUTIVE SUMMARY

MGT Consulting (MGT) was engaged to conduct a student housing study for Indian River State College. This project started in May 2024 e team discussed project parameters. The project was designed to identify demand for additional student housing on or near IRSC’s Massey and Pruitt campuses. The analysis includes an analysis of the nearby student housing market, a survey of student preferences, the development of a demand estimate for student housing. The off-campus market analysis was conducted over the summer, while the survey was held until early fall, so that a more representative group of students could provide input.

## Off-Campus Market Analysis

MGT sampled 15 properties within 11 miles of campus. Data included unit types, size, rent, policies, amenities, and occupancy. The listing of the data sample can be found in [Appendix 1](#).

## Stakeholder Engagement

MGT designed a student survey with input from IRSC. The purpose of the survey was to collect information on students’ current housing situation and information on desired unit types at estimated rents. IRSC distributed the survey to approximately 16,800 students, and 2,140 valid responses were recorded. The electronic survey was posted on September 9, 2024, and closed on September 30<sup>th</sup>. As an incentive to respond to the survey, six gift card prizes totaling \$250 were awarded to randomly selected survey respondents. With 2,140 valid responses from a distribution of 16,806, the survey had an overall 12.7% response rate.<sup>1</sup>

## Demand Analysis

MGT’s demand methodology considers demand from students who live off campus. The methodology for calculating demand uses the responses to student survey questions asking if respondents would have lived in their preferred unit if it had been available at the start of the 2024–25 academic year.

The first step in calculating demand is to determine a capture rate for off-campus, full-time students using the following equation:

$$\text{Capture Rate} = \frac{\text{Number of Full-Time Off-Campus Respondents Definitely Interested in Housing}}{\text{Number of Full-time Respondents}}$$

The capture rate reflects the percentage of respondents based on full-time enrollment status at two levels of interest (e.g., definitely interested, might be interested). A “closure” rate is necessary to reflect that not all students who express interest in housing will sign a lease. For incremental demand, a 50% closure rate for those who indicated that they “definitely would have

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<sup>1</sup> MGT assumed that all students had equal access to the survey.

lived” in the housing and a 25% closure rate for those who indicated that they “might have lived” in the housing was used. The full-time enrollment is multiplied by the capture rate, and then the closure rate is applied to yield the demand range.<sup>2</sup> This demand is explicitly based on the description of the units that included the rental rates proposed for the housing. The IRSC survey analysis indicates demand for **1,748 additional beds**.

---

<sup>2</sup> The level of response to the survey and the size of IRSC’s off-campus, full-time enrollment results in a confidence interval in the results of plus or minus 3.1% at a 95% confidence level—the plus-or-minus figure seen in many survey or poll results, for example, if the confidence interval is 3.0% and 50% percent of the sample picks an answer; it is 95% certain that if the entire population had been asked the same question, between 47% (50%-3%) and 53% (50%+3%) would have picked that answer. MGT uses the midpoint of the range as an estimate of demand.

# Off-Campus Market Analysis

## National and Regional Overview

According to Marcus & Millichap, a real estate investment service firm, as renter demand improves, vacancy rates and rent growth are softening <sup>3</sup>. Between 2023 and 2024, an estimated record 900,000 apartments will have opened across the country, representing inventory growth of 5%.

The 2024 Multifamily Investment Outlook cites the following economic trends:

- Positive momentum is gathering across the national multifamily landscape, yet vacancy and rent growth rates are not responding in kind. Developers, not to be outdone by last year's record 420,000 units, are on track to open approximately 480,000 doors in 2024. Although this is likely the peak of the current cycle, it will take time for these units to be absorbed into the rental market.
- While supply pressure is high, so are today's barriers to homeownership, due to both elevated mortgage rates and stubbornly high sale prices. These factors will delay first-time home purchases for many current renters, expanding the rental pool.
- Not all parts of the country face the same supply pressures. Over the past 15 years, development has shifted away from the West Coast and mid-Atlantic toward the Rocky Mountains and the Southeast, including Florida, while staying prevalent in Texas.
- Fortunately, 2024 will mark a cyclical peak for development.

## Indian River State College

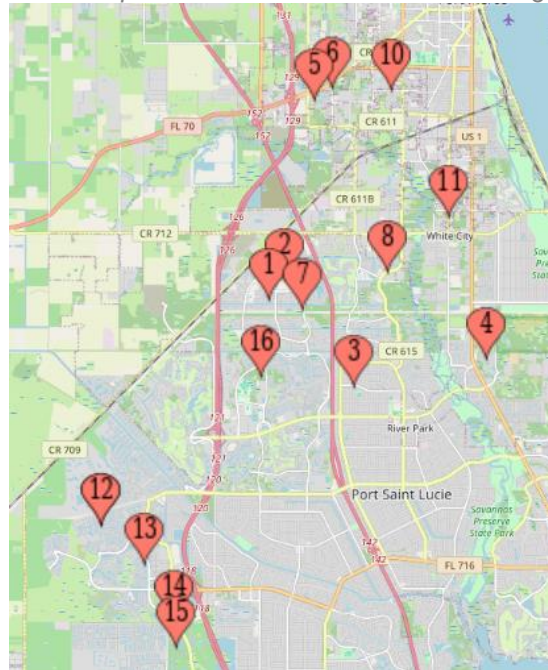
MGT sampled 15 total properties, all of which are located within 11 miles of campus. The map below illustrates the location of the apartment complexes relative to the Indian River State College Pruitt Campus. Property selection for the study was based on two primary considerations: proximity to the College and a variety of amenities, floorplans, and pricing. The proximity to the campus ensured that the selected properties were conveniently located for the students.

---

<sup>3</sup> Marcus & Millichap. (2024). 2024 Multifamily National Investment Forecast. Retrieved from: <https://www.marcusmillichap.com/research/market-report/multiple-markets/2024-us-multifamily-investment-forecast>

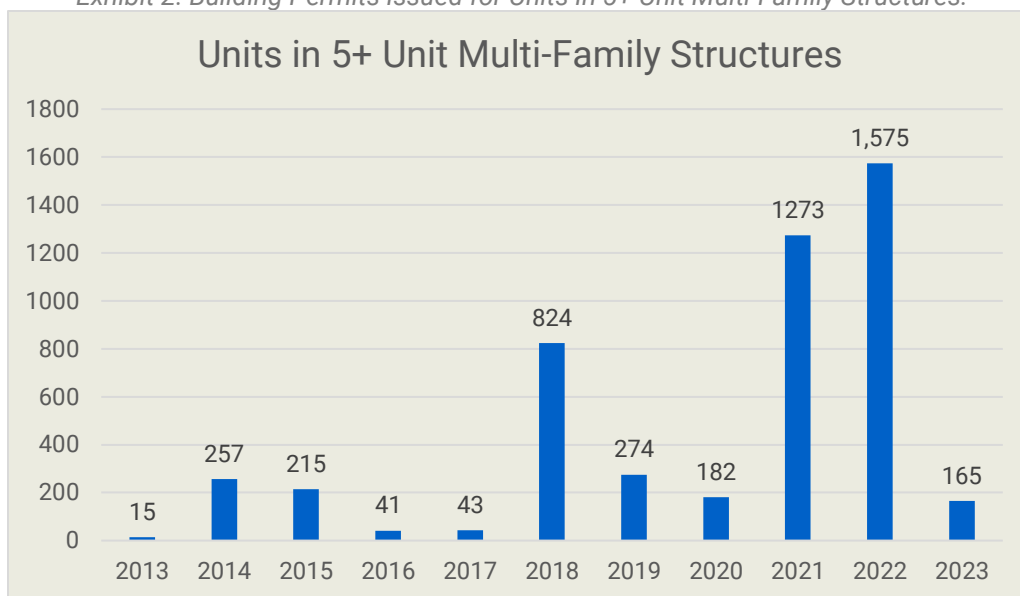
The study sought to cover a broad spectrum of housing alternatives by including a variety of properties in order to offer thorough insights for off-campus students' decision-making.

Exhibit 1. Apartment Complexes Near Indian River State College Pruitt Campus.



MGT researched the area to determine if any new student housing or apartment complexes were under construction or in development. In 2022, St Lucie County had the most building permits issued in the last 10 years. The number of permits issued for 5+ unit multi-family structures from 2013 to 2023 are displayed in [Exhibit 2](#).

Exhibit 2. Building Permits Issued for Units In 5+ Unit Multi-Family Structures.



## Local Rental Rates and Occupancy

### Sample Properties

**Exhibit 3** below indicates the total units per sampled property as well as the distance from campus. The first column shows the location of each apartment on the map in **Exhibit 1**.

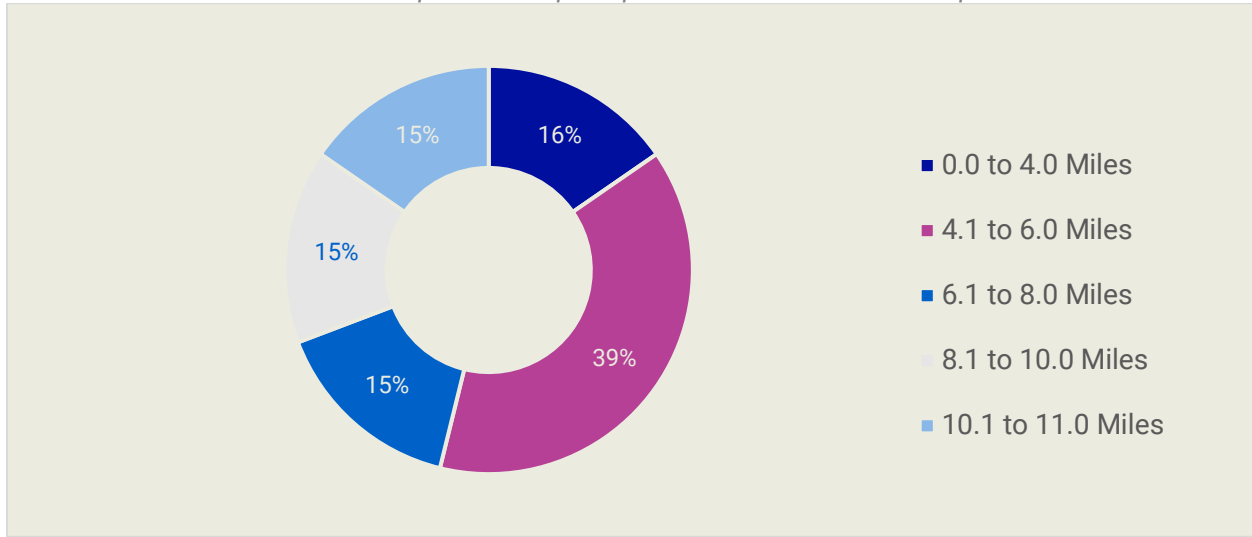
*Exhibit 3. Sample Off-Campus Apartments Near Indian River State College Pruitt Campus.*

MAP NUMBER	APARTMENT COMPLEX	ADDRESS	# OF UNITS	MILES FROM CAMPUS
1	Villas of Torino	5600 NW Coventry Cir, Port St. Lucie, FL 34986	26	3.20
2	Torino Lakes Townhomes	5108 NW Torino Lakes Cir, Port Saint Lucie, FL 34986	4	4.10
3	Legends Pointe	8263 NW Selvitz Rd, Port Saint Lucie, FL 34983	18	6.00
4	Kitterman Woods	6600 Woods Island Cir, Port Saint Lucie, FL 34952	55	7.20
5	Treasure Cay Apartments	1200 Treasure Cay Dr, Fort Pierce, FL 34947	14	10.10
6	Portofino Landings	4712 E Portofino Landings Blvd, Fort Pierce, FL 34947	19	9.70
7	Hearty Homes	2751 NW Treviso Cir, Port Saint Lucie, FL 34986	2	3.40
8	Ravinia Rental Homes	2935 Ashland Cir, Fort Pierce, FL 34981	30	6.70
9	Alton Central Park	11590 SW Roma Way, Port Saint Lucie, FL 34987	33	4.90
10	Virginia Park Apartments	2102 S 29th St, Fort Pierce, FL 34947	5	10.40
11	Oleander Oaks	4003 Oleander Ave, Fort Pierce, FL 34982	11	9.00
12	Havens at Central Park	12500 SW Roma Way, Port Saint Lucie, FL 34987	9	5.10
13	Tavalo Tradition	10241 SW Newberry Ave, Port Saint Lucie, FL 34987	12	5.70
14	The Lucie at Tradition	10550 SW Innovation Way, Port Saint Lucie, FL 34987	29	6.50
15	Atlantic Palms at Tradition	11349 SW Discovery Way, Port Saint Lucie, FL 34987	15	7.30
16	Indiana River State College Pruitt Campus	500 NW California Blvd, Port St. Lucie, FL 34986		

Source: Apartments.com

The sample represents at least 3,571 units; all are located within 11 miles of the Indian River State College Pruitt Campus with an average distance of 6.62 miles. **Exhibit 4** displays the sample off-campus apartment distance from the Pruitt Campus, with 39% of properties between 4.1 to 6.0 miles of campus. For the purposes of measuring the distance 500 NW California Blvd, Port St. Lucie, FL 34986 was the address used for the Indian River State College Pruitt Campus.

Exhibit 4. Sample Off-Campus Apartment Distance from Campus.

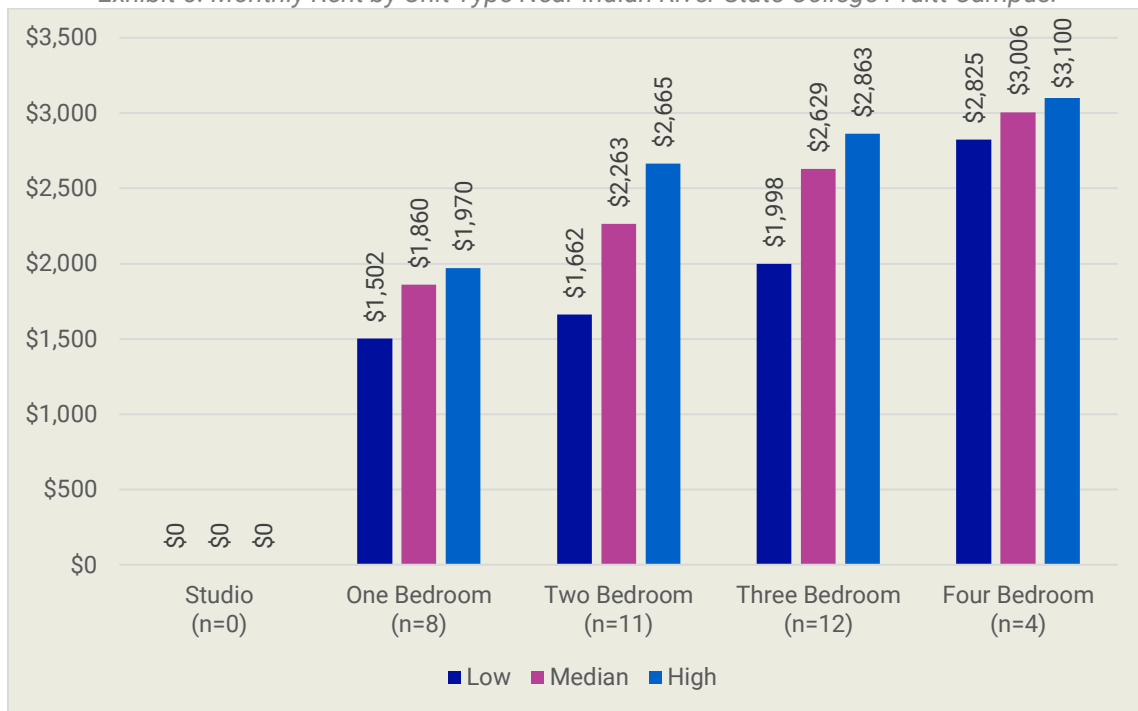


The 15 apartment complexes in the sample include a variety of apartment styles and amenity offerings.

### What Students Pay

The most common off-campus complexes in the MGT sample offer three-bedroom units. Eight properties offer one-bedroom units, 11 offer two-bedroom units, 12 offer three-bedroom units, and four offer four-bedroom units. No properties offer studio units. The median monthly rents range from \$1,860/month for a one-bedroom to \$3,006/month for a four-bedroom as shown in Exhibit 5.

Exhibit 5. Monthly Rent by Unit Type Near Indian River State College Pruitt Campus.



The following graph shows the breakdown of the individual cost per month as compared to the overall unit cost from the sample complexes reviewed for this report, assuming one person per bedroom. Costs can range from \$752 to \$1,860 per month per person.

Exhibit 6. Individual Cost Compared to Unit Cost Near Indian River State College Pruitt Campus

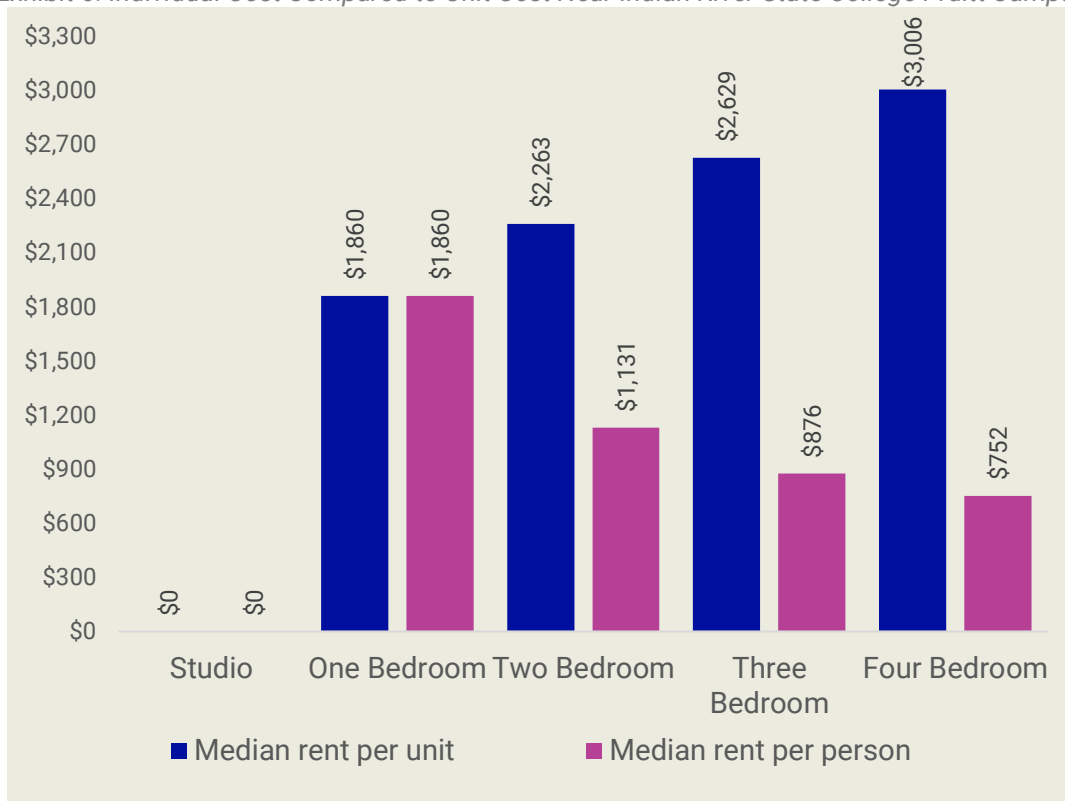


Exhibit 7 shows a comparison of average rents per unit. There are a variety of complexes in the sample, ranging from small to large complexes, and a variation in the amenities provided all have an impact on the rent value. The empty cells indicate either that no units of that type are available for a specific apartment building, or the rental rate information was not available.

Exhibit 7. Average Rent Per Unit Near Indian River State College Pruitt Campus

Apartment Complex	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
	Ave. Rent	Ave. Rent	Ave. Rent	Ave. Rent	Ave. Rent
Villas of Torino				\$2,632	\$3,052
Torino Lakes Townhomes			\$2,089		
Legends Pointe		\$1,970	\$2,453	\$2,780	
Kitterman Woods		\$1,721	\$1,929	\$1,998	
Treasure Cay Apartments		\$1,502	\$1,662		
Portofino Landings		\$1,722	\$1,794	\$2,054	
Hearty Homes				\$2,400	\$3,100
Ravinia Rental Homes				\$2,700	\$2,825
Alton Central Park		\$1,919	\$2,379	\$2,537	
Virginia Park Apartments			1,719		
Oleander Oaks				\$2,863	\$2,960
Havens at Central Park		\$1,954	\$2,316	\$2,797	
Tavalo Tradition			\$2,665	\$2,773	
The Lucie at Tradition		\$1,870	\$2,263	\$2,625	
Atlantic Palms at Tradition		\$1,851	\$2,351	\$2,234	

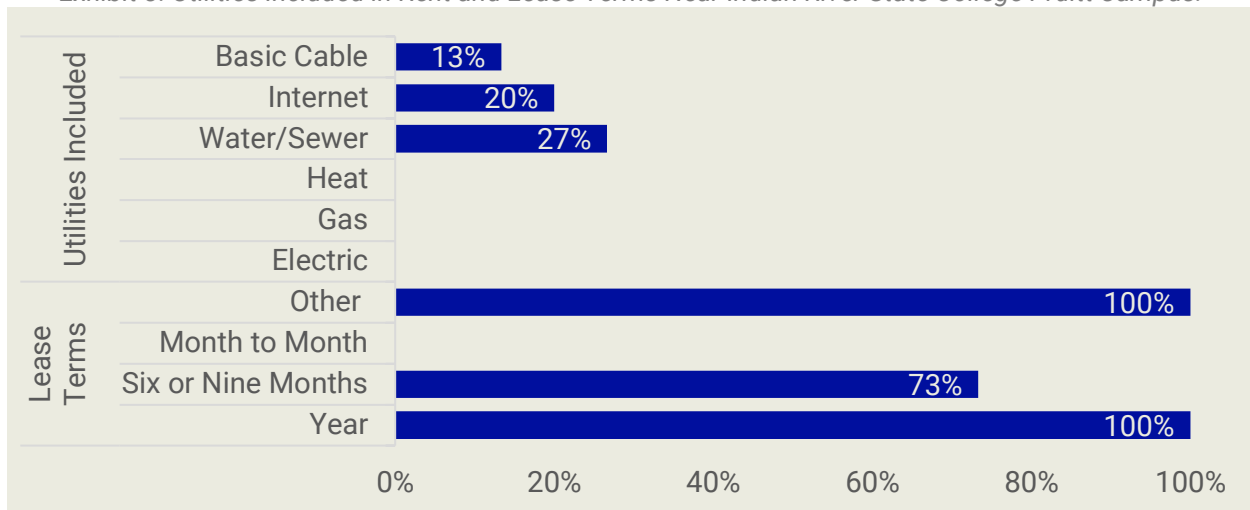
## Policies and Amenities

All but one of the 15 properties permit pets, although there may be restrictions on the type and weight of the pet and may necessitate non-refundable fees such as pet deposits or rental rate increases per pet.

Through our research, we found that 13 properties provide in-apartment washers and dryers. The two properties that do not provide in-apartment washers and dryers either provide an onsite laundry facility or washer and dryer hookups. All the sample properties provide parking surface lot parking garage, and most provide garage or covered parking options. All properties include units with air-conditioning.

The average age of the properties is approximately four years old with 13 of the 15 being constructed after 2018. Of the 15 properties, the newest property was constructed in 2024.

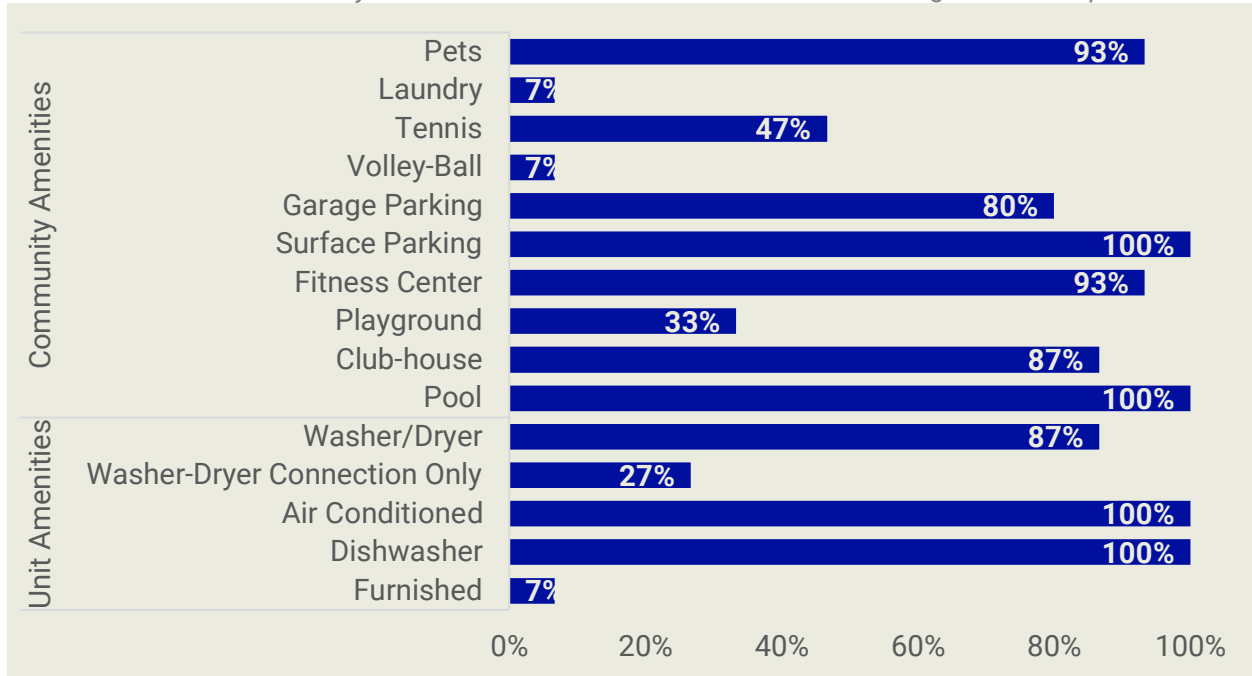
Exhibit 8. Utilities Included in Rent and Lease Terms Near Indian River State College Pruitt Campus.



The following figures demonstrate common amenities offered in conventional complexes. The individual lease properties offer a more extensive list with offerings including in-unit washer and dryers, dishwashers, furnishings, and air conditioning. Community space features include laundry facilities, clubhouse, fitness center, pool, and parking.



Exhibit 9. Community and Unit Amenities Near Indian River State College Pruitt Campus.



# Stakeholder Engagement

MGT designed a student survey with input from Indian River State College. The purpose of the survey was to collect information on students’ current housing situation and information on desired unit types at estimated rents. MGT distributed the survey to a 16,806 currently enrolled students, and **2,140 valid responses** were recorded. The electronic survey was posted on September 9, 2024, and remained open until September 30, 2024. With 2,140 valid responses from a distribution of 16,806, the survey had an overall **12.7% response rate**.<sup>4</sup>

Survey responses were tabulated by living situation: students who live on campus and students who live off campus. The largest share of respondents was in their first semester at IRSC (29%). Nearly two-thirds of respondents have been enrolled between one and four semesters (61%), while 16% have been enrolled for more than eight. Sixty-two percent are currently enrolled full-time at IRSC, as shown in **Exhibit 10**.

*Exhibit 10. Survey Respondent Semesters at IRSC and Status.*

Semesters at IRSC	Count	Percentage
1	622	29%
2	200	9%
3	249	12%
4	238	11%
5	202	9%
6	121	6%
7	65	3%
8	62	3%
More than 8	340	16%
Prefer not to answer	41	2%
Status	Count	Percentage
Full-time (undergraduate 12 or more credits)	1,326	62%
Part-time	814	38%

The largest shares of students identify as female (74%), age 18-20 (46%), and reside in Florida (99%), as shown in **Exhibit 11**. Nearly half identify as White (44%) while 30% are Hispanic and 27% are African American. Most are not responsible for housing a spouse/partner or children (77%).

<sup>4</sup> MGT assumed that all students had equal access to the survey.

Exhibit 11. Survey Respondent Demographics.

Gender identity	Count	Percentage
Female	1,570	74%
Male	504	24%
Non-binary	26	1%
Prefer not to answer	36	2%
Age	Count	Percentage
Under 18	242	11%
18-20	980	46%
21-23	316	15%
24-26	144	7%
27-29	107	5%
30 or over	329	15%
Prefer not to answer	20	1%
Permanent address	Count	Percentage
Florida	2,109	99%
Elsewhere in the United States	8	0%
Another Country	19	1%
Race/ethnicity	Count	Percentage
Asian or Pacific Islander	79	4%
Black/African-American	581	27%
Hispanic	651	30%
Native American or Alaska Native	22	1%
White/Caucasian	945	44%
Other	54	3%
Prefer not to answer	64	3%
Responsibility for housing dependents	Count	Percentage
Yes	486	23%
No	1,654	77%

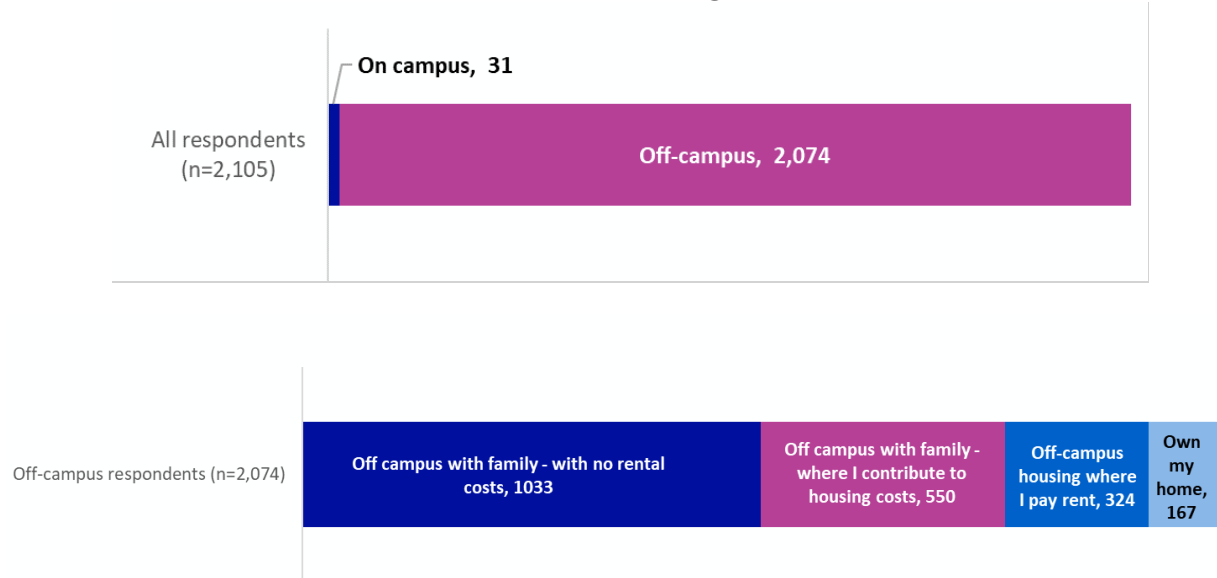
The survey instrument is provided in [Appendix 2](#) and complete response tabulations may be found in the [Addendum](#) to this report.

## Current Living Situation

The overwhelming majority of respondents (99%) report living off campus at the IRSC, while 1.5% of respondents live on campus. Of those who live off campus, half live with parents/relatives and have no rental costs (50%), while more than one-quarter live with parents/relatives and do contribute to housing costs (27%). About 16% live in other off-campus rental housing, while 8% own their own home. Breakdowns of all respondents and off campus students are shown in

Exhibit 12 with 'n' being the number of survey respondents for each category.

Exhibit 12. Current Living Situation.



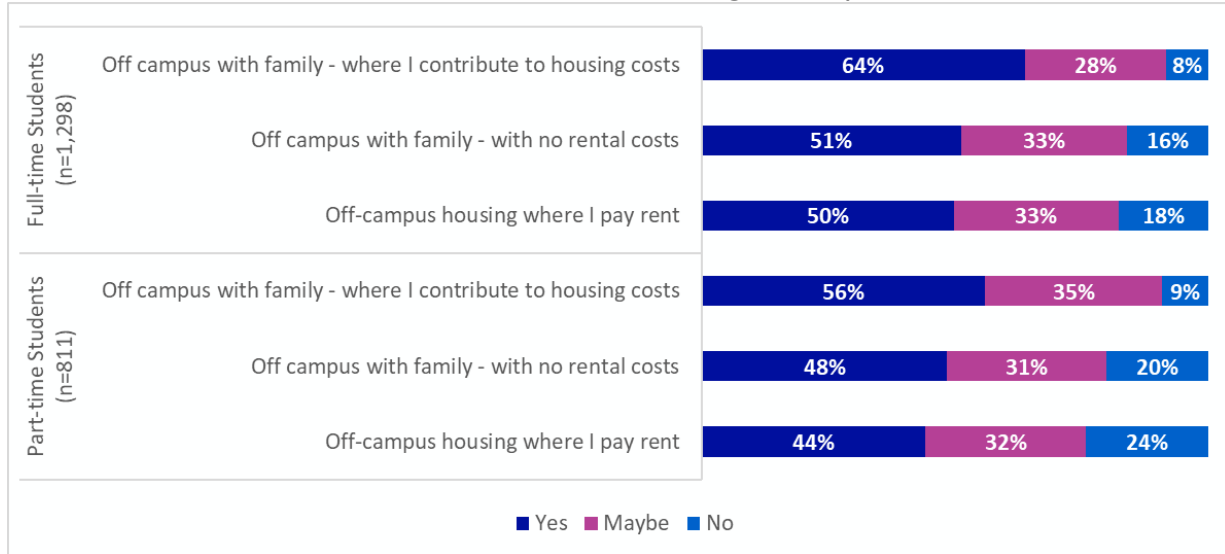
Students were asked if they had experienced homelessness or housing insecurity in the past 18 months. While the majority of student respondents have not experienced housing insecurity in the recent past, more than 10% are currently unhoused or housing insecure or have been in the last 18 months, as shown in [Exhibit 13](#).

Exhibit 13. Have you experienced homelessness or housing insecurity?



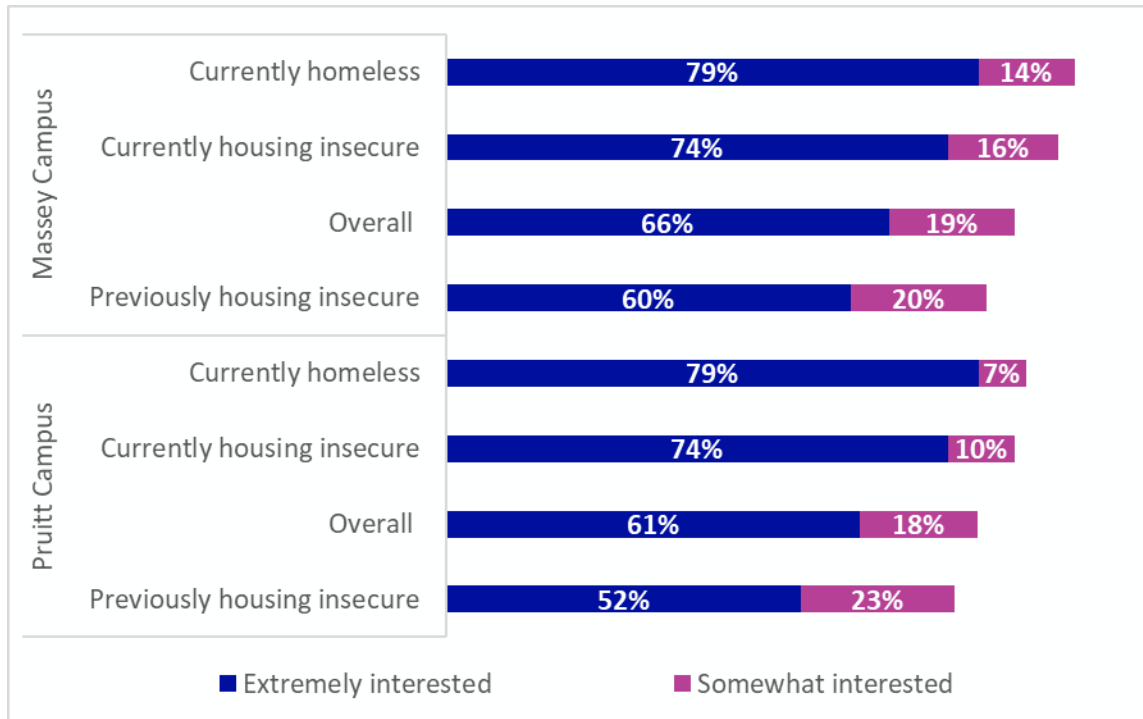
The majority of student respondents enrolled full-time (83%) and 75% of part-time students who indicate they live off-campus would consider living on campus in the future (among non-homeowners). The breakdown by living situation is shown below, with the strongest interest in campus housing coming from students who live with family and contribute to housing costs (92% of full-time students and 91% of part-time students in this group indicate some level of interest), as shown in [Exhibit 14](#).

Exhibit 14. Would consider living on campus?



Students who had experienced homelessness or housing insecurity within the last 18 months were asked to indicate their interest in campus housing on the Masey or Pruitt campuses if financial assistance were available to them, and the results are shown in Exhibit 15. As shown, those who are currently experiencing homelessness expressed the strongest interest in campus housing with 79% indicating extreme interest in housing on either the Masey or Pruitt campus and smaller shares indicated they would be somewhat interested, with more interest in Masey than Pruitt (14% and 7%, respectively). Among all students who are currently or recently housing insecure, between 75% and 93% expressed interest in campus housing.

Exhibit 15. Would consider living on the Masey or Pruitt campus if financial assistance were available?

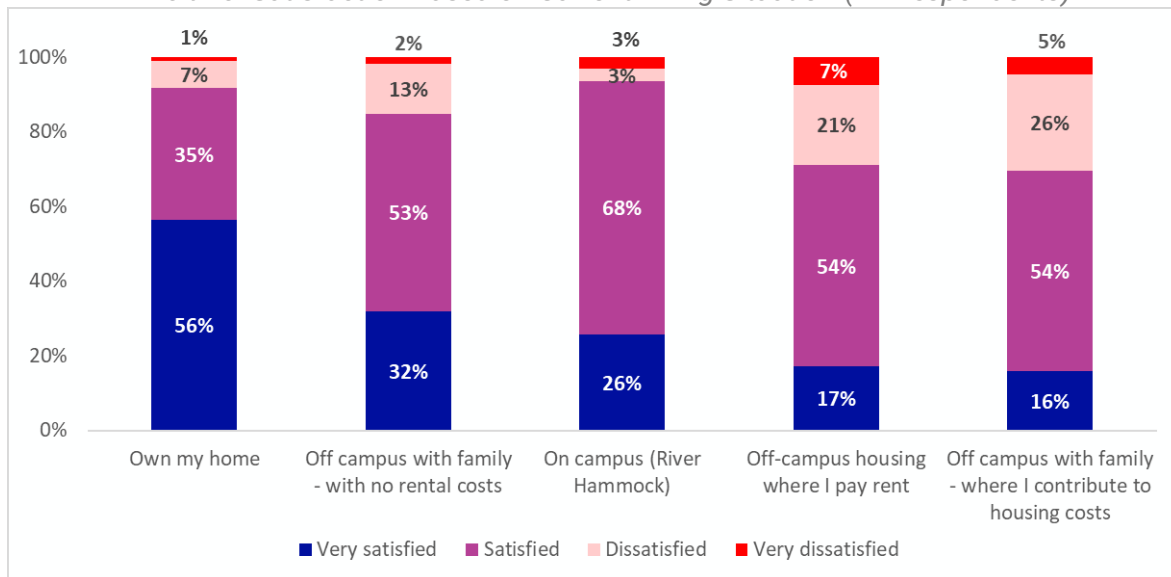


Respondents were asked about their satisfaction with their current housing situation. Of the respondents to this question, 27% are very satisfied, 52% are satisfied, 17% are dissatisfied, and

4% are very dissatisfied. Those who own their own home typically express the greatest levels of satisfaction with their current living situation. Among non-homeowners, the highest shares of very satisfied respondents are those who live with family and have no rental costs (32%), followed by on-campus residents (26%). The breakdown of satisfaction and current living situation is in [Exhibit 16](#).

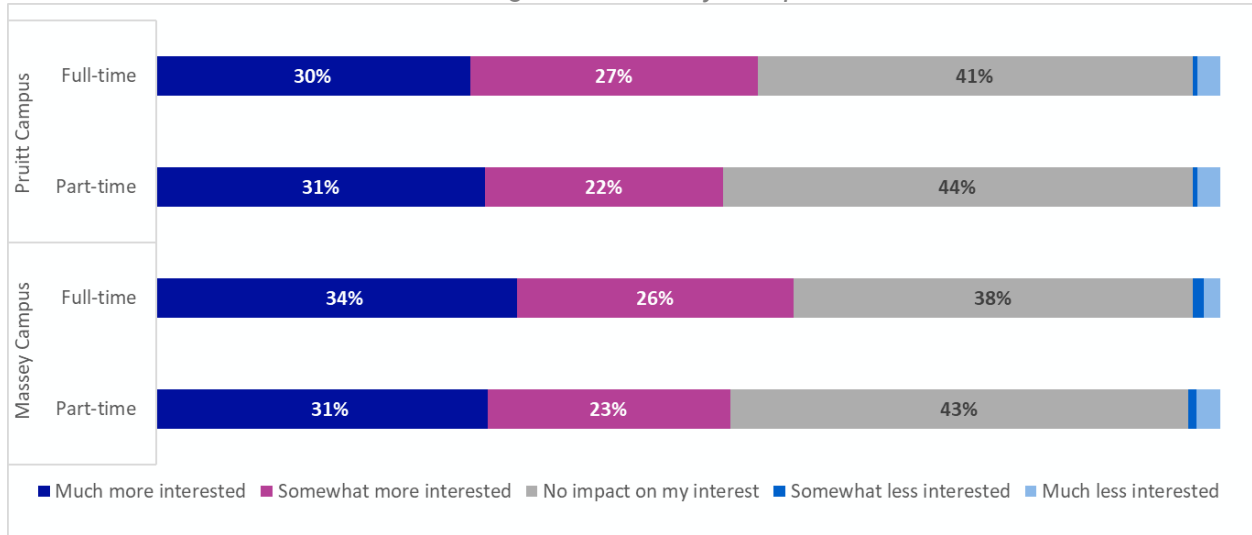
Those in campus housing are some of the most satisfied with their current living situation (94% very satisfied or satisfied).

*Exhibit 16. Satisfaction Based on Current Living Situation (All Respondents).*



Students were also asked if the availability of student housing had been available on the Pruitt campus and if more housing had been available on the Massey campus when they were applying to college, how would that have impacted their interest in Indian River State College, and the results are shown in [Exhibit 17](#). Among full-time students, 57% indicated they would have been at least somewhat more interested in IRSC if housing had been available on the Pruitt campus, while 60% would have been at least somewhat more interested if more housing had been available at Massey. More than half of part-time students responded the same way.

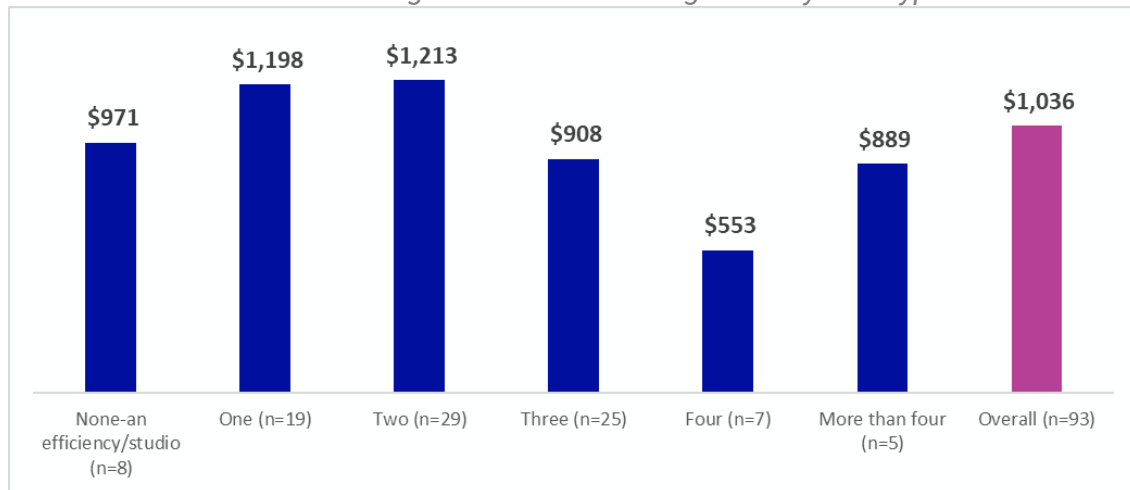
Exhibit 17. Interest in IRSC if campus housing had been available on the Pruitt Campus or more housing on the Massey Campus.



### Rental Housing Among Single Student Renters

Single student renters who do not share a bedroom pay an average of \$1,036 per month in personal housing costs. Average personal housing costs rental rates by number of bedrooms are shown in Exhibit 18. Nearly two-thirds (59%) indicate that utilities are included in their monthly rent.

Exhibit 18. Average Per Person Housing Costs by Unit Type.

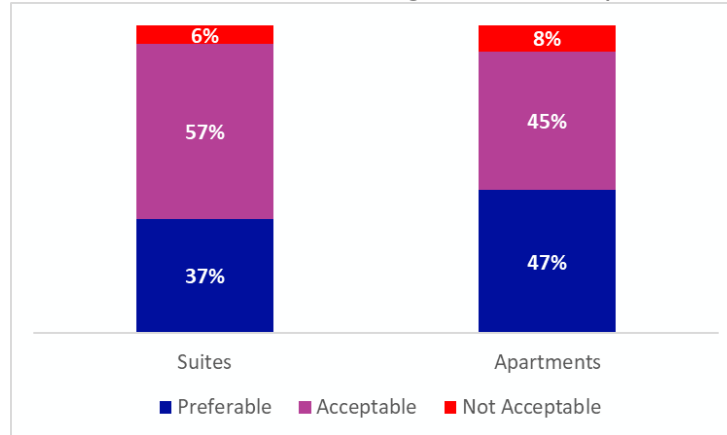


Of those that do pay separately for utilities, the cost of utilities for their unit averages \$238 per month, including electricity, gas, basic cable, Internet, trash, and water/sewer).

### Interest in Housing by Type Among Single Student Renters

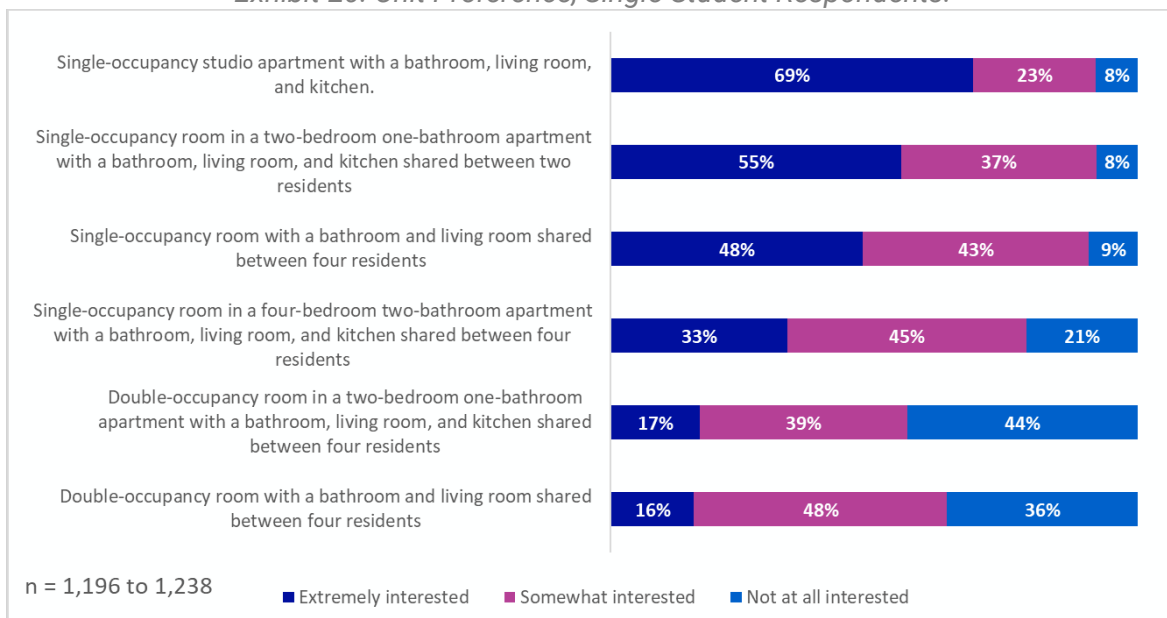
Single students were asked about their unit preferences to gauge relative interest in the suites and apartments, and results are shown in Exhibit 19. The survey instructed respondents to select “Preferable,” to select “Acceptable” for any unit type they would live in if their preferred unit were not available, and to select “Not Acceptable” for units where they would not live. The overwhelming majority of students indicated that both unit types were acceptable, with a stronger preference for apartments (47% as compared to 37%).

Exhibit 19. Unit Preference, Single Student Respondents.



Students were then shown more detailed descriptions of unit styles. The single-occupancy studio apartment option was most popular, with 69% noting that they are extremely interested in this unit with an additional 23% being somewhat interested. More than half (55%) were extremely interested in the two-bedroom single-occupancy apartment and 37% were somewhat interested. Nearly half were extremely interested in the suite-style single-occupancy room (48%), with 43% expressing that they were somewhat interested. One third of respondents were extremely interested in the single-occupancy bedroom four-bedroom apartment, with an additional 45% expressing that they are somewhat interested. Units offering double-occupancy bedrooms were least popular, with fewer than 20% of respondents expressing extreme interest in these unit types.

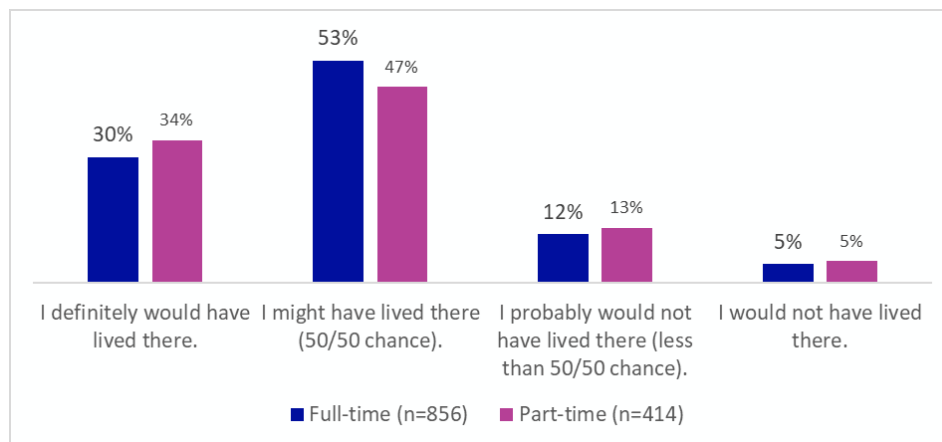
Exhibit 20. Unit Preference, Single Student Respondents.



When off-campus respondents (non-homeowners, without dependents) were asked if they would have chosen to live on campus if their preferred unit had been available, 30% of full-time and 34% of part-time students responded they definitely would have lived there, while 53% and 47%, respectively, responded that they might have lived there. [Exhibit 21](#) illustrates the full breakout of responses.



Exhibit 21. Would you have chosen to live on campus if your preferred unit had been available.



Survey respondents who were extremely or somewhat interested in particular units were shown a list of rental rate ranges to assess their price sensitivity by unit type, and the results are shown in [Exhibit 22](#). As shown, between half and two-thirds of respondents were willing to pay the lowest rate offered on the survey for any given unit. However, at least 20% were willing to pay more than the lowest rate offered. Few students (between 8% and 21% found the rates presented to be unacceptable. The units with the largest shares of “not willing to pay these rates” responses were the double-occupancy suite (18%) and the single-occupancy studio (21%).

Exhibit 22. Willingness to Pay Per Month for Rent Among Single Students

	Unit type	Rental Rate		% n=	
		Rental Rate	%		
Double-occupancy	Double-occupancy room with a bathroom and living room shared between four residents	\$400 to \$450	60%	1,113	
		\$451 to \$500	17%		
		\$501 to \$550	5%		
		I'm not willing to pay these rates.	18%		
Double-occupancy	Double-occupancy room in a two-bedroom one-bathroom apartment with a bathroom, living room, and kitchen shared between four residents	\$550 to \$600	67%	666	
		\$601 to \$650	21%		
		\$651 to \$700	4%		
		I'm not willing to pay these rates.	8%		
Single-occupancy	Single-occupancy room with a bathroom and living room shared between four residents	\$550 to \$600	62%	1,089	
		\$601 to \$650	23%		
		\$651 to \$700	4%		
		I'm not willing to pay these rates.	10%		
	Single-occupancy	Single-occupancy studio apartment with a bathroom, living room, and kitchen.	\$800 to \$850	55%	1,089
			\$851 to \$900	18%	
			\$901 to \$950	6%	
			I'm not willing to pay these rates.	21%	
Single-occupancy	Single-occupancy room in a two-bedroom one-bathroom apartment with a bathroom, living room, and kitchen shared between two residents	\$700 to \$750	59%	1,099	
		\$751 to \$800	21%		
		\$801 to \$850	6%		
		I'm not willing to pay these rates.	15%		
Single-occupancy	Single-occupancy room in a four-bedroom two-bathroom apartment with a bathroom, living room, and kitchen shared between four residents	\$600 to \$650	52%	948	
		\$651 to \$700	22%		
		\$701 to \$750	4%		
		I'm not willing to pay these rates.	10%		

# Demand Analysis

## Incremental Demand

MGT’s methodology for incremental demand centers on the off-campus population. The methodology for calculating demand uses the responses to the question on the survey asking where respondents “would have lived” had their preferred unit type been available for the current academic year. The first step in calculating demand is to determine a capture rate using the following equation:

$$\text{Capture Rate} = \frac{\text{Number of Full-Time Off-Campus Respondents Definitely Interested in Housing}}{\text{Number of Full-Time Off-Campus Respondents}}$$

The capture rate reflects the percentage of respondents’ level of interest (e.g., definitely interested). A “closure” rate is necessary to reflect that not all students who express interest will sign a lease. MGT assumes a 50 percent closure rate for those who indicated that they “definitely would have lived” in the housing and a 25 percent closure rate for those who indicated that they “might have lived” in the housing (or 50 percent of those with a 50/50 interest). Enrollment is multiplied by the capture rate; then the closure rate is applied to yield the demand. This demand is explicitly based on the description of the units that included the rental rates proposed for the housing.<sup>5</sup>

**Exhibit 23** shows the mid-point of incremental demand of all upper division students, based on respondents’ choice of unit, and the pricing quoted. Demand would amount to **1,748 beds**, the midpoint of a range of 833 to 1,891 based on the sample size and the total population, if IRSC had the sample housing type and capacity available for this academic year. This demand is from full-time student respondents.

*Exhibit 23. Upper Division Off-Campus Student Demand for On-Campus Housing.*

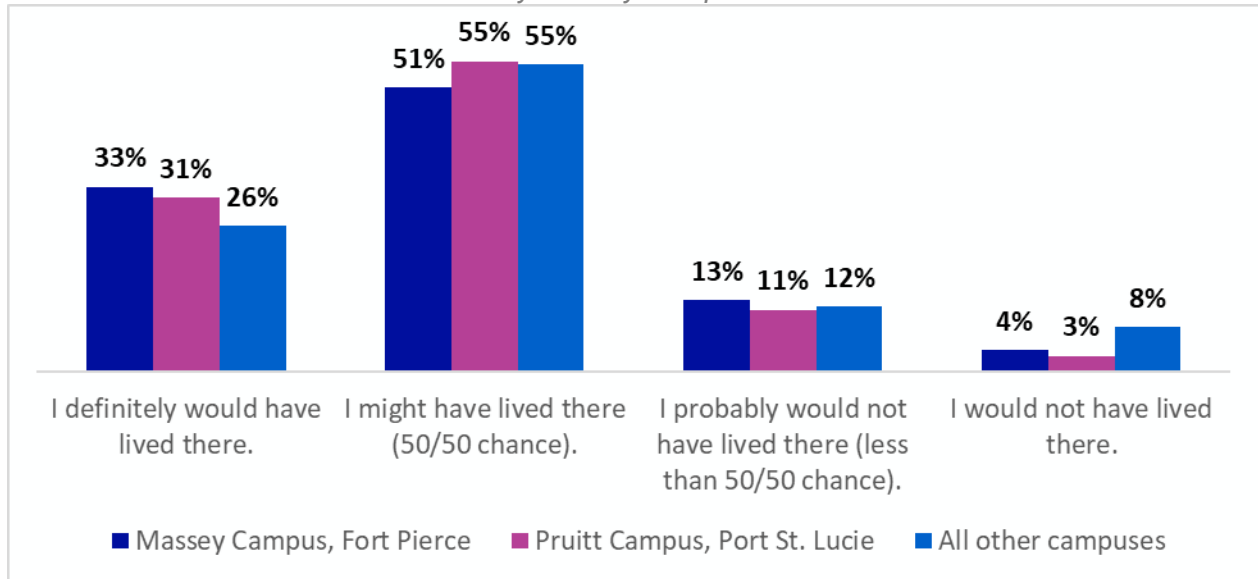
Fall 2024	Full-Time Off-Campus Headcount Enrollment	Definitely Interested		Might Be Interested		Potential Incremental Demand	Range	Potential Demand 95% Confidence Interval		
		Capture Rate	50% Closure	Capture Rate	25% Closure				to	
Full-time students	6,139	30.3%	929	53.4%	819	1748	±915	833	to	1,891

MGT conducted additional analyses of full-time student demand based on which campus student respondents spend most of their time, and the results are shown in Exhibit 24. As shown, students who primarily frequent the Pruitt or Massey Campuses were slightly more likely to indicate that they would definitely have lived in campus housing had it been available than students who primarily take classes on the other IRSC campuses (33% and 31%, respectively, as compared to 26%). While MGT is unable to calculate demand based on students’ primary campus, we think it’s important to note that demand is likely stronger for those who primarily

<sup>5</sup> The level of response to the survey and the size of IRSC’s enrollment result in a confidence interval in the results of plus or minus 3.1% at a 95% confidence level—the plus-or-minus figure seen in many survey or poll results, for example, if the confidence interval is 3.16% and 50% percent of the sample picks an answer; it is 95% certain that if the entire population had been asked the same question, between 47% (50%-3%) and 53% (50%+3%) would have picked that answer. MGT uses the midpoint of the range as an estimate of demand.

use the two campuses where new housing is proposed (Massey and Pruitt) than other IRSC campuses.

Exhibit 24. Would you have chosen to live on campus if your preferred unit had been available – by Primary Campus.



# Legal Disclaimer

MGT's analysis of the feasibility of new housing at Indian River State College relies on the accuracy of information provided by Indian River State College and the local market as well as near-term and long-term assumptions influenced by factors outside of MGT's control and for which may adversely impact the Indian River State College and/or its third-party development partners' expansion plans. Changes to Indian River State College's financial health, construction materials, and costs, as well as state, local, and global economic conditions, may impact both the demand for the program, costs, and/or the project's financial feasibility. Additional risks to the expansion plans include but are not limited to changes to program demand, competitive programs, regulatory changes, as well as general acts of disaster.

# Appendix 1: Off-Campus Market Analysis

Map Number	Property	Units left	Address	Phone
1	Villas of Torino	26	5600 NW Coventry Cir, Port St. Lucie, FL 34986	(772) 758-0230
2	Torino Lakes Townhomes	4	5108 NW Torino Lakes Cir, Port Saint Lucie, FL 34986	(772) 293-9992
3	Legends Pointe	18	8263 NW Selvitz Rd, Port Saint Lucie, FL 34983	(772) 249-2985
4	Kitterman Woods	55	6600 Woods Island Cir, Port Saint Lucie, FL 34952	(772) 232-5253
5	Treasure Cay Apartments	14	1200 Treasure Cay Dr, Fort Pierce, FL 34947	(772) 462.7368
6	Portofino Landings	19	4712 E Portofino Landings Blvd, Fort Pierce, FL 34947	(833) 549-2659
7	Hearty Homes	2	2751 NW Treviso Cir, Port Saint Lucie, FL 34986	(772) 210-9750
8	Ravinia Rental Homes	30	2935 Ashland Cir, Fort Pierce, FL 34981	(772) 252-1938
9	Alton Central Park	33	11590 SW Roma Way, Port Saint Lucie, FL 34987	(772) 249.2915
10	Virginia Park Apartments	5	2102 S 29th St, Fort Pierce, FL 34947	(772) 464-8522
11	Oleander Oaks	11	4003 Oleander Ave, Fort Pierce, FL 34982	(772) 208-8666
12	Havens at Central Park	9	12500 SW Roma Way, Port Saint Lucie, FL 34987	(772) 217-5929
13	Tavalo Tradition	12	10241 SW Newberry Ave, Port Saint Lucie, FL 34987	(772) 236-7422
14	The Lucie at Tradition	29	10550 SW Innovation Way, Port Saint Lucie, FL 34987	(772) 837-6841
15	Atlantic Palms at Tradition	15	11349 SW Discovery Way, Port Saint Lucie, FL 34987	(772) 232-8148
16	Indiana River State College Pruitt Campus		500 NW California Blvd, Port St. Lucie, FL 34986	

Map Number	Property	One Bedroom					Two Bedroom				
		Low Rent	Ave. Rent	High Rent	SF	Ave. Rent/SF	Low Rent	Ave. Rent	High Rent	SF	Ave. Rent/SF
1	Villas of Torino										
2	Torino Lakes Townhomes						\$ 2,049	\$ 2,089	\$ 2,119	1,393	\$ 1.50
3	Legends Pointe	\$ 1,925	\$ 1,970	\$ 2,025	867	\$ 2.27	\$ 2,355	\$ 2,453	\$ 2,635	1,209	\$ 2.03
4	Kitterman Woods	\$ 1,620	\$ 1,721	\$ 1,798	720	\$ 2.39	\$ 1,737	\$ 1,929	\$ 2,061	975	\$ 1.98
5	Treasure Cay Apartments	\$ 1,485	\$ 1,502	\$ 1,520	849	\$ 1.77	\$ 1,620	\$ 1,662	\$ 1,685	1,123	\$ 1.48
6	Portofino Landings	\$ 1,704	\$ 1,722	\$ 1,739	935	\$ 1.84	\$ 1,658	\$ 1,794	\$ 1,970	979	\$ 1.83
7	Hearty Homes										
8	Ravinia Rental Homes										
9	Alton Central Park	\$ 1,850	\$ 1,919	1,995	\$ 799	\$ 2.40	\$ 2,310	\$ 2,379	\$ 2,480	1,166	\$ 2.04
10	Virginia Park Apartments						\$ 1,710	1,719	\$ 1,719	998	\$ 1.72
11	Oleander Oaks										
12	Havens at Central Park	\$ 1,954	\$ 1,954	\$ 1,954	729	\$ 2.68	\$ 2,294	\$ 2,316	\$ 2,334	990	\$ 2.34
13	Tavalo Tradition						\$ 2,640	\$ 2,665	\$ 2,690	1,387	\$ 1.92
14	The Lucie at Tradition	\$ 1,785	\$ 1,870	\$ 1,965	729		\$ 2,225	\$ 2,263	\$ 2,300	1,064	\$ 2.13
15	Atlantic Palms at Tradition	\$ 1,739	\$ 1,851	\$ 1,922	811	\$ 2.28	\$ 2,296	\$ 2,351	\$ 2,391	1,105	\$ 2.13
16	Indiana River State College Pruitt Campus										
	Low	\$1,485	\$1,502	\$1,520	\$720	\$1.77	\$1,620	\$1,662	\$1,685	\$975	\$1.48
	Median	\$1,762	\$1,860	\$1,938	\$805	\$2.28	\$2,225	\$2,263	\$2,300	\$1,105	\$1.98
	High	\$1,954	\$1,970	\$2,025	\$935	\$2.68	\$2,640	\$2,665	\$2,690	\$1,393	\$2.34
	Complex Count	8	8	8	8	7	11	11	11	11	11

Map Number	Property	Three Bedroom					Four Bedroom				
		Low Rent	Ave. Rent	High Rent	SF	Ave. Rent/SF	Low Rent	Ave. Rent	High Rent	SF	Ave. Rent/SF
1	Villas of Torino	\$ 2,581	\$ 2,632	\$ 2,670	1,690	\$ 1.56	\$ 2,997	\$ 3,052	\$ 3,102	\$ 1,754	\$ 1.74
2	Torino Lakes Townhomes										
3	Legends Pointe	\$ 2,770	\$ 2,780	\$ 2,790	1,354	\$ 2.05					
4	Kitterman Woods	\$ 1,849	\$ 1,998	\$ 2,152	1,250	\$ 1.60					
5	Treasure Cay Apartments										
6	Portofino Landings	\$ 1,858	\$ 2,054	\$ 2,235	1,256	\$ 1.63					
7	Hearty Homes	\$ 2,400	\$ 2,400	\$ 2,400	1,485	\$ 1.62	\$ 3,100	\$ 3,100	\$ 3,100	2,781	\$ 1.11
8	Ravinia Rental Homes	\$ 2,650	\$ 2,700	\$ 2,750	1,445	\$ 1.87	\$ 2,750	\$ 2,825	\$ 2,900	1,620	\$ 1.74
9	Alton Central Park	\$ 2,399	\$ 2,537	\$ 2,999	1,466	\$ 1.73					
10	Virginia Park Apartments										
11	Oleander Oaks	\$ 2,825	\$ 2,863	\$ 2,890	1,610	\$ 1.78	\$ 2,960	\$ 2,960	\$ 2,960	1,867	\$ 1.59
12	Havens at Central Park	\$ 2,794	\$ 2,797	\$ 2,779	1,210	\$ 2.31					
13	Tavalo Tradition	\$ 2,690	\$ 2,773	\$ 2,890	1,487	\$ 1.87					
14	The Lucie at Tradition	\$ 2,625	\$ 2,625	\$ 2,625	1,235	\$ 2.13					
15	Atlantic Palms at Tradition	\$ 2,184	\$ 2,234	\$ 2,326	1,274	\$ 1.75					
16	Indiana River State College Pruitt Campus										
	Low	\$1,849	\$1,998	\$2,152	\$1,210	\$1.56	\$2,750	\$2,825	\$2,900	\$1,620	\$1.11
	Median	\$2,603	\$2,629	\$2,710	\$1,400	\$1.77	\$2,979	\$3,006	\$3,030	\$1,811	\$1.66
	High	\$2,825	\$2,863	\$2,999	\$1,690	\$2.31	\$3,100	\$3,100	\$3,102	\$2,781	\$1.74
	Complex Count	12	12	12	12	12	4	4	4	4	4

Map Number	Property	Lease Terms				Security Deposit	Utilities Included						
		YR	6/9 Mo.	M-M	Other		Elec	Gas	Heat	W/T	Internet	Basic Cable	
1	Villas of Torino	Y	Y	N	Y	N	N	N	N	N	N	N	N
2	Torino Lakes Townhomes	Y	Y	N	Y	Y	N	N	N	N	N	N	N
3	Legends Pointe	Y	N	N	Y	Y	N	N	N	N	Y	N	N
4	Kitterman Woods	Y	Y	N	Y	Y	N	N	N	N	N	N	N
5	Treasure Cay Apartments	Y	Y	N	Y	Y	N	N	N	Y	N	N	N
6	Portofino Landings	Y	Y	N	Y	Y	N	N	N	N	N	Y	N
7	Hearty Homes	Y	Y	N	Y	Y	N	N	N	N	N	N	N
8	Ravinia Rental Homes	Y	Y	N	Y	Y	N	N	N	N	Y	Y	Y
9	Alton Central Park	Y	Y	N	Y	Y	N	N	N	N	N	Y	Y
10	Virginia Park Apartments	Y	Y	N	Y	Y	N	N	N	N	Y	N	N
11	Oleander Oaks	Y	N	N	Y	Y	N	N	N	N	N	N	N
12	Havens at Central Park	Y	Y	N	Y	Y	N	N	N	N	N	N	N
13	Tavalo Tradition	Y	Y	N	Y	Y	N	N	N	N	N	N	N
14	The Lucie at Tradition	Y	N	N	Y	Y	N	N	N	Y	N	N	N
15	Atlantic Palms at Tradition	Y	Y	N	Y	Y	N	N	N	Y	Y	Y	N
16	Indiana River State College Pruitt Campus												
	Yes	15	12	0	15	14	0	0	0	3	4	3	
	No	0	3	15	0	1	15	15	15	12	11	12	
	Count	15	15	15	15	15	15	15	15	15	15	15	

Map Number	Property	Unit Amenities							Community Amenities							
		Basic Cable	Furn.	DW	AC	WDC Only	WD	Pool	Club-house	Play-ground	Fitness Ctr	Surface Parking	Garage / Covered Parking	Volley-Ball	Tennis	Laundry
1	Villas of Torino	N	N	Y	Y	N	Y	Y	N	N	N	Y	Y	N	N	N
2	Torino Lakes Townhomes	N	N	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
3	Legends Pointe	N	N	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	N	N
4	Kitterman Woods	N	N	Y	Y	N	Y	Y	Y	Y	Y	Y	N	Y	Y	N
5	Treasure Cay Apartments	N	N	Y	Y	Y	N	Y	Y	N	Y	Y	Y	N	N	Y
6	Portofino Landings	Y	N	Y	Y	N	Y	Y	Y	N	Y	Y	N	N	N	N
7	Hearty Homes	N	N	Y	Y	Y	N	Y	Y	N	Y	Y	Y	N	N	N
8	Ravinia Rental Homes	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N
9	Alton Central Park	Y	Y	N	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N
10	Virginia Park Apartments	N	N	Y	Y	N	Y	Y	N	N	N	Y	N	N	Y	N
11	Oleander Oaks	N	N	Y	Y	N	Y	Y	N	Y	Y	Y	Y	N	N	N
12	Havens at Central Park	N	N	Y	Y	N	Y	Y	Y	N	Y	Y	N	N	Y	N
13	Tavalo Tradition	N	N	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	Y	N
14	The Lucie at Tradition	N	N	Y	Y	N	Y	Y	Y	N	Y	Y	Y	N	Y	N
15	Atlantic Palms at Tradition	N	N	Y	Y	N	Y	Y	Y	Y	Y	Y	Y	N	Y	N
16	Indiana River State College Pruitt Campus															
	Yes	3	2	14	15	4	13	15	12	6	13	15	11	1	7	1
	No	12	13	1	0	11	2	0	3	9	2	0	4	14	8	14
	Count	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15

Map Number	Property	Laundry	Pets	Miles from Campus	Year Built	# of Units	Notes
1	Villas of Torino	N	Y	3.20	2023	126	<a href="https://www.apartments.com/villas-of-torino-port-saint-lucie-fl/z3bqzq/">https://www.apartments.com/villas-of-torino-port-saint-lucie-fl/z3bqzq/</a>
2	Torino Lakes Townhomes	N	N	4.10	2019	148	<a href="https://www.apartments.com/torino-lakes-townhomes-port-saint-lucie-fl/q6d0kxw/">https://www.apartments.com/torino-lakes-townhomes-port-saint-lucie-fl/q6d0kxw/</a>
3	Legends Pointe	N	Y	6.00	2023	421	<a href="https://www.apartments.com/legends-pointe-port-saint-lucie-fl/607c8l/">https://www.apartments.com/legends-pointe-port-saint-lucie-fl/607c8l/</a>
4	Kitterman Woods	N	Y	7.20	2007	396	<a href="https://www.apartments.com/kitterman-woods-port-saint-lucie-fl/lw3ew8d/">https://www.apartments.com/kitterman-woods-port-saint-lucie-fl/lw3ew8d/</a>
5	Treasure Cay Apartments	Y	Y	10.10	2005	264	<a href="https://www.apartments.com/treasure-cay-apartments-fort-pierce-fl/4e91nbk/">https://www.apartments.com/treasure-cay-apartments-fort-pierce-fl/4e91nbk/</a>
6	Portofino Landings	N	Y	9.70	2019	236	<a href="https://www.apartments.com/portofino-landings-fort-pierce-fl/k8fymzb/">https://www.apartments.com/portofino-landings-fort-pierce-fl/k8fymzb/</a>
7	Hearty Homes	N	Y	3.40	2022	102	<a href="https://www.apartments.com/hearty-homes-port-saint-lucie-fl/5e992g/">https://www.apartments.com/hearty-homes-port-saint-lucie-fl/5e992g/</a>
8	Ravinia Rental Homes	N	Y	6.70	2023	148	<a href="https://www.apartments.com/ravinia-st-lucie-rental-homes-fort-pierce-fl/q22gek/">https://www.apartments.com/ravinia-st-lucie-rental-homes-fort-pierce-fl/q22gek/</a>
9	Alton Central Park	N	Y	4.90	2023	318	<a href="https://www.apartments.com/alton-central-park-port-saint-lucie-fl/6k8qhv/">https://www.apartments.com/alton-central-park-port-saint-lucie-fl/6k8qhv/</a>
10	Virginia Park Apartments	N	Y	10.40	1984	124	<a href="https://www.apartments.com/virginia-park-residences-fort-pierce-fl/plw5ylv/">https://www.apartments.com/virginia-park-residences-fort-pierce-fl/plw5ylv/</a>
11	Oleander Oaks	N	Y	9.00	2024	50	<a href="https://www.apartments.com/oleander-oaks-fort-pierce-fl/44mjpk/">https://www.apartments.com/oleander-oaks-fort-pierce-fl/44mjpk/</a>
12	Havens at Central Park	N	Y	5.10	2023	158	<a href="https://www.apartments.com/havens-at-central-park-port-saint-lucie-fl/2knrcw8/">https://www.apartments.com/havens-at-central-park-port-saint-lucie-fl/2knrcw8/</a>
13	Tavalo Tradition	N	Y	5.70	2022	216	<a href="https://www.apartments.com/tavalo-tradition-port-saint-lucie-fl/m05nyfl/">https://www.apartments.com/tavalo-tradition-port-saint-lucie-fl/m05nyfl/</a>
14	The Lucie at Tradition	N	Y	6.50	2023	264	<a href="https://www.apartments.com/the-lucie-at-tradition-port-saint-lucie-fl/zk44pwz/">https://www.apartments.com/the-lucie-at-tradition-port-saint-lucie-fl/zk44pwz/</a>
15	Atlantic Palms at Tradition	N	Y	7.30	2019	600	<a href="https://www.apartments.com/the-atlantic-palms-at-tradition-port-saint-lucie-fl/z68nee/">https://www.apartments.com/the-atlantic-palms-at-tradition-port-saint-lucie-fl/z68nee/</a>
16	Indiana River State College Pruitt Campus						
	Yes	1	14	6.62	2017	238	Average
	No	14	1	3.20	1984	50	Low
	Count	15	15	6.50	2022	216	Median
				10.40	2024	600	High
						3,571	Total

# Appendix 2: Student Housing Survey



## Indian River State College Housing Survey - 2024

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### Start of Block: Intro block

Indian River State College is considering the development of student housing on or near its Pruitt Campus and adding more housing options on its Massey Campus. This survey is designed to learn about your housing needs and preferences. We encourage you to take the time to complete the survey, ***even if you are not interested in campus housing at this time.*** As an incentive, six randomly selected students who **complete the survey by Friday, September 27th** will win one of the following prizes:

**First Prize: \$100 Amazon Gift Card**  
**Second Prize: \$50 Amazon Gift Card**  
**Four additional prizes: \$25 Amazon Gift Cards**

\*\*You will be asked to enter your contact information at the end of the survey in order to be part of the random drawing. But your survey responses will remain anonymous.

The survey contains four sections:

- A. About You
- B. Your Preferences for Housing Options
- C. Your Preferences for Housing Features
- D. Your Future Housing Plans

We greatly appreciate your time and cooperation in completing the questionnaire!

MGT Consulting Group, a student housing consulting firm, is conducting this survey and will handle all replies. Your participation is strictly confidential; the consultants will *use* the information you provide in group form only and will not identify any individuals in the analysis.

\* \* \* \*

If you have trouble using the online survey, or have any questions about the survey, please contact Diana Goldstein at **Error! Hyperlink reference not valid..**



## A: About You

1. Including this semester, how many semesters have you been a student at IRSC?

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- More than 8
- Prefer not to answer

2. Are you currently enrolled full- or part-time?

- Full-time (at least 12 credit hours or 360 clock hours)
- Part-time

3. Where is your permanent residence?

- Florida
- Elsewhere in the United States
- Another country

4. Which campus do you visit most often for classes, services, resources, events, etc.?

- Blackburn Educational Building, Fort Pierce (Ave D)
- Chastain Campus, Stuart
- Dixon Hendry Campus, Okeechobee
- Massey Campus, Fort Pierce (Virginia Ave, includes Public Safety Training Complex)
- Mueller Campus, Vero Beach
- Pruitt Campus, Port St. Lucie
- Other instructional site
- I take classes online only.

5. In addition to your primary campus, which campuses do you visit for classes, services, resources, events, etc.? Select all that apply.

- Blackburn Educational Building, Fort Pierce (Ave D)
- Chastain Campus, Stuart
- Dixon Hendry Campus, Okeechobee
- Massey Campus, Fort Pierce (Virginia Ave, includes Public Safety Training Complex)
- Mueller Campus, Vero Beach
- Pruitt Campus, Port St. Lucie

6. What is your age?

- Under 18
- 18-20
- 21-23
- 24-26
- 27-29
- 30 or over
- Prefer not to answer

7. What is your gender?

- Female
- Male
- Non-binary
- Prefer not to answer

8. What is your race/ethnicity? (Select all that apply.)

- Asian or Pacific Islander
- Black/African-American
- Hispanic
- Native American or Alaska Native
- White/Caucasian
- Other (please specify): \_\_\_\_\_
- Prefer not to answer

9. Do you live with a spouse/partner and/or dependent children?

- Yes
- No

10. Where do you currently live?

- On campus (River Hammock)
- Off-campus housing where I pay rent
- Off campus with family - with no rental costs
- Off campus with family - where I contribute to housing costs
- Own my home
- None of the above

11. Have you experienced homelessness or housing insecurity in the past 18 months?
- Yes, I am currently homeless and/or living in a shelter
  - Yes, I am currently housing insecure and live in a home/apartment that was not intended for me to be a resident (e.g., couch surfing)
  - Yes, while I am not currently homeless or housing insecure, I have been in the past 18 months
  - No, I have not experienced homelessness or housing insecurity in the past 18 months

11a. If student housing were offered on the Pruitt campus and financial assistance were available to you, how interested would you be in living in an on- or near-campus property?

- Extremely interested
- Somewhat interested
- Neutral
- Not particularly interested
- Not at all interested

11b. If more student housing were offered on the Massey campus and financial assistance were available to you, how interested would you be in living in an on- or near-campus property?

- Extremely interested
- Somewhat interested
- Neutral
- Not particularly interested
- Not at all interested

11c. **Please note:** A link to information about **community housing resources** available to IRSC students will be provided at the conclusion of the survey.

12. How satisfied or dissatisfied are you with your current housing situation?

- Very satisfied
- Satisfied
- Dissatisfied
- Very dissatisfied

13. How far do you live from the IRSC campus that you visit most frequently?

- Less than 1 mile
- 1-4 miles
- 5-9 miles
- 10-25 miles
- More than 25 miles

14. How do you travel to class? Select all that apply.

- personal vehicle (car or motorcycle)
- personal vehicle (bicycle)
- city bus
- carpool with other students/staff
- dropped off by family/friend
- shuttle bus provided by your apartment property
- walk

15. Which were the most important factors you considered in your decision of where to live this academic year? *You may choose up to five.*

- Ability to enter into an academic-year lease (Aug – May)
- Ability to enter into a 12-month lease
- Ability to meet other students
- Adequate living space
- Affordable rent
- Availability of parking
- Character of neighborhood
- Have own bathroom
- Have own bedroom
- Inclusion of utilities in rent
- Internet connection included in rent
- Kitchen in the unit
- Laundry machines in the unit
- Location relative to campus
- Management of the property
- On-site laundry facility
- Physical condition of the housing
- Satisfy parents' wishes
- Security
- Other, please specify: \_\_\_\_\_

16. If campus housing had been available on the Pruitt campus when you were applying to college, how would that have impacted your interest in Indian River State College?

- Much more interested
- Somewhat more interested
- No impact on my interest
- Somewhat less interested
- Much less interested

17. If more campus housing had been available on the Massey campus when you were applying to college, how would that have impacted your interest in Indian River State College?

- Much more interested
- Somewhat more interested
- No impact on my interest
- Somewhat less interested
- Much less interested

18. Would you consider living on campus in the future, if student housing were to become available on or near campus?

- Yes
- Maybe
- No

*Display This Question:*

*If Would you consider living on campus in the future, if student housing were to become available on...  
= No*

19. Why are you not interested in living in campus housing?

- I already own a home
- I am concerned about the level of rules and regulations
- I don't want to move
- I prefer to rent housing off campus on my own
- I live with my parents/guardians
- I live with my spouse and/or children
- Campus housing is too expensive
- It is important for me to be close to work or another location, rather than campus
- Some other reason (Please specify.) \_\_\_\_\_

**End of Block: Intro block**

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**Start of Block: SECTION B - Current Housing and Preferences for Housing Options - Family**

20. Which of the following options best describes your current housing?

- Off-campus apartment or condo where you pay rent
- Duplex/townhouse where you pay rent
- Private house where you pay rent
- House, duplex/townhouse, or condo that your family owns
- Other \_\_\_\_\_

21. Number of Adults

Include yourself and as many roommates/apartment mates as you currently have.

- 1
- 2
- 3
- 4
- 5 or more

22. Number of Children (under age 18)  
Include all children living in your home.

- 1
- 2
- 3
- 4
- 5 or more

23. Number of Bedrooms

- 1
- 2
- 3
- 4
- 5 or more

24. Number of Bathrooms

- 1
- 1.5
- 2
- 2.5
- 3 or more

25. Total cost of rent per month (for entire unit)

- less than \$600
- \$600 to \$649
- \$650 to \$699
- \$700 to \$749
- \$750 to \$799
- \$800 to \$849
- \$850 to \$899
- \$900 to \$949
- \$950 to \$999
- \$1,000 to \$1,049
- \$1,050 to \$1,099
- \$1,100 to \$1,149
- \$1,150 to \$1,199
- \$1,200 or more

26. Average cost of utilities (for the unit) per month (+ Include your total monthly costs that are not included in your rental payment for electric, natural gas, telephone, cable, Internet, water/sewer and trash removal services as appropriate.)

- all utility costs are included in the monthly rate
- less than \$50
- \$50 to \$99
- \$100 to \$149
- \$150 to \$199
- \$200 to \$249
- \$250 to \$299
- \$300 or more

27. What is the name of your apartment complex or housing community, if applicable?

28. How would you describe the quality of your rental housing?

- Excellent – new or recently renovated with up-to-date fixtures and features that work properly
- Good – adequate and functioning features, slightly dated
- Fair – could use some repairs, needs updating
- Poor – damage and or major maintenance issues exist

29. In which type of housing do you plan to live next year?

- Off-campus rental apartment
- Off-campus rental duplex/townhouse
- Private house – rental
- Family house with parents/relatives
- Other \_\_\_\_\_
- I don't know

30. If unfurnished housing options described below were available at the Pruitt or Massey campus, please indicate your interest level in each of the following campus sponsored living options.

One-bedroom apartment

- Extremely interested
- Somewhat interested
- Not at all interested

*Display This Question:*

*If If unfurnished housing options described below were available at the Pruitt or Massey campus, ple...  
= Extremely interested*

*Or If unfurnished housing options described below were available at the Pruitt or Massey campus, ple...  
= Somewhat interested*

31. How much would you be willing to pay per month for rent for the one-bedroom on-campus unit described above?

- \$600 to \$650
- \$651 to \$700
- \$701 to \$750
- Not willing to pay these rates

32. Two-bedroom apartment

- Extremely interested
- Somewhat interested
- Not at all interested

*Display This Question:*

*If Two-bedroom apartment = Extremely interested  
Or Two-bedroom apartment = Somewhat interested*

33. How much would you be willing to pay per month for rent for the two-bedroom on-campus unit described above?

- \$800 to \$850
- \$851 to \$900
- \$901 to \$950
- Not willing to pay these rates

34. Three-bedroom apartment

- Extremely interested
- Somewhat interested
- Not at all interested

*Display This Question:*

*If Three-bedroom apartment = Extremely interested  
Or Three-bedroom apartment = Somewhat interested*

35. How much would you be willing to pay per month for rent for the three-bedroom on-campus unit described above?

- \$1,000 to \$1,050
- \$1,051 to \$1,100
- \$1,101 to \$1,150
- Not willing to pay these rates

36. Thank you for sharing your interest in potential campus housing options. If you have a few more minutes, we'd like to ask you about your preferences in campus housing features. Click yes, to share your input, or no to conclude the survey.

- Yes - I'd like to give feedback about campus housing features
- No thank you, I don't want to share my preferences for campus housing features

**End of Block: SECTION B - Current Housing and Preferences for Housing Options - Family**

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**Start of Block: SECTION C - Your Preferences for Housing Features - Family**

As you consider housing options for the future, please indicate your interest in the housing features listed below. First, indicate the relative importance of the feature. Second, indicate your willingness to pay more for that feature.

37.

The Basics	Importance			Willing to pay more?	
	Essential	Important	Not Important	Yes	No
On-campus location					
Common lounge/program area in building					
Common study room in building					
Aesthetically pleasing interior and exterior					

38.

Dining	Importance			Willing to pay more?	
	Essential	Important	Not Important	Yes	No
Convenient access to dining court					
Convenient access to retail dining operation					
Convenient access to retail operation mini mart					
Convenient access to vending					
Full kitchen shared just with your apartment mates					
Late night on-campus dining options					
Weekend on-campus dining options					

39.

Safety and Security	Importance			Willing to pay more?	
	Essential	Important	Not Important	Yes	No
Staff member available at information desk 24/7					
Access to campus police					
Availability of live-in staff members to provide service and 24-hour emergency assistance (advice on campus resources, assisting with lost keys, calling police or paramedics)					
For apartments, access to your unit from interior corridor, rather than directly from outside					

40.

Bathroom Configurations	Importance			Willing to pay more?	
	Essential	Important	Not Important	Yes	No
An additional half bathroom (sink and toilet)					
An additional full bathroom (sink, toilet, and shower)					
A bathtub in the bathroom					

41. Please list any other features not listed above that you feel are essential or important basic, dining, safety and security, and bathroom configuration features.

42.

Housing Programs and Services	Importance			Willing to pay more?	
	Essential	Important	Not Important	Yes	No
Social programs for residents					
Educational programs for residents					
Hall clubs and programming for residents					
An academic advising or support center in the building					
A classroom in the building					
Faculty living in the building					
Faculty office in the building					
Computer labs					

43.

Amenities	Importance			Willing to pay more?	
	Essential	Important	Not Important	Yes	No
Clothes washers/dryers in the building					
Clothes washers/dryers in apartment					
Extra-large closets					
Lockable extra storage area/space in unit or building					
Parking located near housing facilities					
High-speed Internet connection (wired)					
High-speed Internet connection (wireless)					
Cable TV in lounge areas					
Cable TV in bedroom					
Satellite service					
Flat screen TV in apartments					
Central air conditioning					
Individual room temperature control for heat and air conditioning					
Convenience store in residential community for snacks and personal supplies					
A game room (with pool table, foosball, table tennis, etc.) in the building or complex					
Outdoor recreation area (volleyball, basketball, grills/picnic tables)					
Playground area for children					
Furnished unit					
Non-furnished unit					

44. Please list any other features not listed above that you feel are essential or important amenities and housing services and programming features.

**End of Block: SECTION C - Your Preferences for Housing Features - Family**

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**Start of Block: SECTION D - Future Housing Plans - Family**

45. Which of the following factors would be most important in your decision whether to live in future campus housing? Choose up to five responses.

- Atmosphere conducive to studying/academic work
- Collegiate community atmosphere
- Convenience to classes/campus
- Convenience to work
- Convenience to other campus activities
- Convenience to off-campus activities and entertainment
- Continuous housing over academic breaks
- Cost
- Families with children in campus housing community
- Friends living on campus
- Internet connection
- Maintenance response by university in on-campus apartments
- Marital or family status
- Outdoor social/recreation area
- Personal or family ownership of an off-campus residence
- Parking
- Pets
- Privacy
- Room size/space
- Safety
- School zone for children
- Want to try something new
- Other (please specify): \_\_\_\_\_

46. Do you have any additional comments regarding any of these possible new IRSC campus living options?

**End of Block: SECTION D - Future Housing Plans - Family**

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**Start of Block: Off Campus Renters**

**Tell Us About the Off-Campus Housing You Rent**

47. What is your living situation during this academic year?

- I live on my own or with roommates in a rented unit.
- I live with my parent(s)/guardian in their home and I contribute toward my living expenses.

48. What type of housing unit do you live in?

- Apartment—in an apartment complex/building or a condominium
- One-of-a-kind apartment—such as in a house or over a retail business
- Single-family home—where you (or a group) rent the whole house
- Townhome or duplex—where you (or a group) rent the whole living unit
- A bedroom only (not a separate unit)—in a private home
- Other (Please specify.) \_\_\_\_\_

49. What is the name of your apartment complex or community, if applicable?

50. How would you describe the quality of your rental housing?

- Excellent – new or recently renovated with up-to-date fixtures and features that work properly
- Good – adequate and functioning features, slightly dated
- Fair – could use some repairs, needs updating
- Poor – damage and or major maintenance issues exist

51. Including yourself, how many people live in the housing unit where you live?

- One (I live alone in my unit)
- Two (myself and one other)
- Three (myself and two others)
- Four (myself and three others)
- More than four (myself and four or more others)

52. How many bedrooms are in your apartment/unit?

- One
- Two
- Three
- Four
- More than four
- None—an efficiency/studio

53. How many bathrooms are in your apartment/unit? (A half bath is a bathroom with no shower or tub.)

- One
- One and a half
- Two
- Two and a half
- Three
- Three and a half
- Four
- More than four

54. Do you share a bedroom?
- No, I have a bedroom to myself
  - Yes, I share a bedroom with a roommate

*Display This Question:*  
*If Do you share a bedroom? = Yes, I share a bedroom with a roommate*

55. Why do you choose to share a bedroom?
- Lower rent
  - Wanted to live with friends
  - Could not find housing with a private bedroom
  - Other (Please specify.) \_\_\_\_\_

56. What is your lease term?
- Twelve months
  - Academic year (9 or 10 months)
  - Six months
  - Semester
  - Month-to-month since the beginning of my lease
  - Month-to-month starting at the end of my original lease term
  - Other

57. How do you rent your unit?
- Furnished
  - Partially furnished
  - Unfurnished

58. What is your share of monthly housing costs?
- |  |          |
|--|----------|
| Your share of rent:  | \$ _____ |
| Your share of utilities (electricity, gas, water/sewer, trash):      | \$ _____ |
| Your share of other housing costs (basic cable, Internet, landline): | \$ _____ |
| Total:   | \$ _____ |

59. Does your rent include the cost of any utilities?
- No
  - Yes

*Display This Question:*  
*If Does your rent include the cost of any utilities? = Yes*

60. Which utilities are included in your rent?
- Electricity
  - Gas
  - Heat
  - Water/sewer
  - Trash

61. What other features or services are included in your rent?

- Internet
- Cable TV
- Local telephone
- Shuttle services
- Parking

**End of Block: Off Campus Renters**

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**Start of Block: SECTION B - Current Housing and Preferences for Housing Options - Single Student**

62. IRSC is considering suite and apartment style housing options. Please indicate for the future your preference in the housing options listed below.

	Preferable	Acceptable	Not Acceptable
<b>Suite housing</b> includes multiple single- or double-occupancy rooms with a bathroom and living room shared within the unit.			
<b>Apartments</b> include multiple single- or double-occupancy rooms with a bathroom, living room, and kitchen shared between no more than eight residents.			

63. Are you willing to pay higher rent for

	Yes	No
<b>Bedroom Privacy</b> A single room as compared to one shared with another student		
<b>Bathroom Privacy</b> A bathroom shared with 1 other person compared to 2-3 other people?		
A private bathroom compared to sharing with 1 other person?		

If the housing options described in the pages that follow existed at IRSC please indicate your interest level in each (include yourself as one of the residents in the options provided). Note that only housing options that you indicated were preferable or acceptable to you will appear in the pages that follow.

Display This Question:

If SECTION B - Current Housing and Preferences for Housing Options IRSC is considering suite and apa... = <strong>Suite housing</strong> includes multiple single- or double-occupancy rooms with a bathroom and living room shared within the unit. [ Preferable ]

Or SECTION B - Current Housing and Preferences for Housing Options IRSC is considering suite and apa... = <strong>Suite housing</strong> includes multiple single- or double-occupancy rooms with a bathroom and living room shared within the unit. [ Acceptable ]

### Suite Style Housing

**Defined as a bedroom with a semi-private/shared bathroom and living room inside the suite**

64. Single-occupancy room with a bathroom and living room shared between four residents
- Extremely interested
  - Somewhat interested
  - Not at all interested

Display This Question:

If Suite Style Housing Defined as a bedroom with a semi-private/shared bathroom and living room insi... = Extremely interested

Or Suite Style Housing Defined as a bedroom with a semi-private/shared bathroom and living room insi... = Somewhat interested

65. What would you be willing to pay per month for this configuration? Prices below include room rate only - and do not include a dining plan.
- \$550 to \$600
  - \$601 to \$650
  - \$651 to \$700
  - I'm not willing to pay these rates.

Display This Question:

If SECTION B - Current Housing and Preferences for Housing Options IRSC is considering suite and apa... = <strong>Suite housing</strong> includes multiple single- or double-occupancy rooms with a bathroom and living room shared within the unit. [ Preferable ]

Or SECTION B - Current Housing and Preferences for Housing Options IRSC is considering suite and apa... = <strong>Suite housing</strong> includes multiple single- or double-occupancy rooms with a bathroom and living room shared within the unit. [ Acceptable ]

66. Double-occupancy room with a bathroom and living room shared between four residents
- Extremely interested
  - Somewhat interested
  - Not at all interested

Display This Question:

If Suite Style Housing Defined as a bedroom with a semi-private/shared bathroom and living room insi... = Extremely interested

Or Suite Style Housing Defined as a bedroom with a semi-private/shared bathroom and living room insi... = Somewhat interested

67. What would you be willing to pay per month for this configuration? Prices below include room rate only - and do not include a dining plan.
- \$400 to \$450
  - \$451 to \$500
  - \$501 to \$550
  - I'm not willing to pay these rates.

Display This Question:

If SECTION B - Current Housing and Preferences for Housing Options IRSC is considering suite and apa... = <strong>Apartments</strong> include multiple single- or double-occupancy rooms with a bathroom, living room, and kitchen shared between no more than eight residents [ Preferable ]



Or SECTION B - Current Housing and Preferences for Housing Options IRSC is considering suite and apa... = **Apartments** include multiple single- or double-occupancy rooms with a bathroom, living room, and kitchen shared between no more than eight residents [ Acceptable ]

### Apartment Style Housing

**Defined as a bedroom with a shared bathroom, kitchen, and living room area**

68. Single-occupancy studio apartment with a bathroom, living room, and kitchen.

- Extremely interested
- Somewhat interested
- Not at all interested

Display This Question:

If Apartment Style Housing Defined as a bedroom with a shared bathroom, kitchen, and living room are... = Extremely interested

Or Apartment Style Housing Defined as a bedroom with a shared bathroom, kitchen, and living room are... = Somewhat interested

69. What would you be willing to pay per month for this configuration? Prices below include room rate only - and do not include a dining plan.

- \$800 to \$850
- \$851 to \$900
- \$901 to \$950
- I'm not willing to pay these rates.

Display This Question:

If SECTION B - Current Housing and Preferences for Housing Options IRSC is considering suite and apa... = **Apartments** include multiple single- or double-occupancy rooms with a bathroom, living room, and kitchen shared between no more than eight residents [ Preferable ]

Or SECTION B - Current Housing and Preferences for Housing Options IRSC is considering suite and apa... = **Apartments** include multiple single- or double-occupancy rooms with a bathroom, living room, and kitchen shared between no more than eight residents [ Acceptable ]

70. Single-occupancy room in a two-bedroom one-bathroom apartment with a bathroom, living room, and kitchen shared between two residents

- Extremely interested
- Somewhat interested
- Not at all interested

Display This Question:

If Single-occupancy room in a two-bedroom one-bathroom apartment with a bathroom, living room, and k... = Extremely interested

Or Single-occupancy room in a two-bedroom one-bathroom apartment with a bathroom, living room, and k... = Somewhat interested

71. What would you be willing to pay per month for this configuration? Prices below include room rate only - and do not include a dining plan.

- \$700 to \$750
- \$751 to \$800
- \$801 to \$850
- I'm not willing to pay these rates.

Display This Question:

If SECTION B - Current Housing and Preferences for Housing Options IRSC is considering suite and apa... = <strong>Apartments</strong> include multiple single- or double-occupancy rooms with a bathroom, living room, and kitchen shared between no more than eight residents [ Preferable ]

Or SECTION B - Current Housing and Preferences for Housing Options IRSC is considering suite and apa... = <strong>Apartments</strong> include multiple single- or double-occupancy rooms with a bathroom, living room, and kitchen shared between no more than eight residents [ Acceptable ]

72. Double-occupancy room in a two-bedroom one-bathroom apartment with a bathroom, living room, and kitchen shared between four residents

- Extremely interested
- Somewhat interested
- Not at all interested

Display This Question:

If Double-occupancy room in a two-bedroom one-bathroom apartment with a bathroom, living room, and k... = Extremely interested

Or Double-occupancy room in a two-bedroom one-bathroom apartment with a bathroom, living room, and k... = Somewhat interested

73. What would you be willing to pay per month for this configuration? Prices below include room rate only - and do not include a dining plan.

- \$550 to \$600
- \$601 to \$650
- \$651 to \$700
- I'm not willing to pay these rates.

Display This Question:

If SECTION B - Current Housing and Preferences for Housing Options IRSC is considering suite and apa... = <strong>Apartments</strong> include multiple single- or double-occupancy rooms with a bathroom, living room, and kitchen shared between no more than eight residents [ Preferable ]

Or SECTION B - Current Housing and Preferences for Housing Options IRSC is considering suite and apa... = <strong>Apartments</strong> include multiple single- or double-occupancy rooms with a bathroom, living room, and kitchen shared between no more than eight residents [ Acceptable ]

74. Single-occupancy room in a four-bedroom two-bathroom apartment with a bathroom, living room, and kitchen shared between four residents

- Extremely interested
- Somewhat interested
- Not at all interested

Display This Question:

If Single-occupancy room in a four-bedroom two-bathroom apartment with a bathroom, living room, and... = Extremely interested

Or Single-occupancy room in a four-bedroom two-bathroom apartment with a bathroom, living room, and... = Somewhat interested

75. What would you be willing to pay per month for this configuration? Prices below include room rate only - and do not include a dining plan.

- \$600 to \$650
- \$651 to \$700
- \$701 to \$750
- I'm not willing to pay these rates.

76. Please think back to when you were selecting the housing you live in now. If your preferred unit had been available on campus for the current academic year at the estimated rent and with your preferred features, would you have lived in the proposed housing?

- I definitely would have lived there.
- I might have lived there (50/50 chance).
- I probably would not have lived there (less than 50/50 chance).
- I would not have lived there.

77. Please make any additional comments regarding possible IRSC student housing options.

78. Thank you for sharing your interest in potential campus housing options. If you have a few more minutes, we'd like to ask you about your preferences in campus housing features. Click yes, to share your input, or no to conclude the survey.

- Yes - I'd like to give feedback about campus housing features
- No thank you - I don't want to share my preferences for campus housing features

**End of Block: SECTION B - Current Housing and Preferences for Housing Options - Single Student**

**Start of Block: SECTION C - Your Preferences for Housing Features - Single Students**

As you consider housing options for the future, please indicate your interest in the housing features listed below. First, indicate the relative importance of the feature. Second, indicate your willingness to pay more for that feature.

79.

The Basics	Importance			Willing to pay more?	
	Essential	Important	Not Important	Yes	No
On-campus location					
Common lounge/program area in building					
Common study room in building					
Aesthetically pleasing interior and exterior					

80.

Dining	Importance			Willing to pay more?	
	Essential	Important	Not Important	Yes	No
Convenient access to dining court					
Convenient access to retail dining operation					
Convenient access to retail operation mini mart					
Convenient access to vending					
Full kitchen shared just with your apartment mates					
Late night on-campus dining options					
Weekend on-campus dining options					

81.

Safety and Security	Importance			Willing to pay more?	
	Essential	Important	Not Important	Yes	No
Staff member available at information desk 24/7					
Access to campus public safety					
Availability of live-in staff members to provide service and 24-hour emergency assistance (advice on campus resources, assisting with lost keys, calling public safety or paramedics)					
For apartments, access to your unit from interior corridor, rather than directly from outside					

82. Please list any other features not listed above that you feel are essential or important basic, dining, safety and security, and bathroom configuration features. \_\_\_\_\_

83.

Bathroom Configurations	Importance			Willing to pay more?	
	Essential	Important	Not Important	Yes	No
An additional half bathroom (sink and toilet)					
An additional full bathroom (sink, toilet, and shower)					
A bathtub in the bathroom					

Please list any other features not listed above that you feel are essential or important basic, dining, safety and security, and bathroom configuration features.

84.

Housing Programs and Services	Importance			Willing to pay more?	
	Essential	Important	Not Important	Yes	No
Social programs for residents					
Educational programs for residents					
Hall clubs and programming for residents					
An academic advising or support center in the building					
A classroom in the building					
Faculty living in the building					
Faculty office in the building					
Computer labs					

85.

Amenities	Importance			Willing to pay more?	
	Essential	Important	Not Important	Yes	No
Clothes washers/dryers in the building					
Clothes washers/dryers in apartment					
Extra-large closets					
Lockable extra storage area/space in unit or building					
Parking located near housing facilities					
High-speed Internet connection (wired)					
High-speed Internet connection (wireless)					
Cable TV in lounge areas					
Cable TV in bedroom					
Satellite service					
Flat screen TV in apartments					
Central air conditioning					
Individual room temperature control for heat and air conditioning					
Convenience store in residential community for snacks and personal supplies					
A game room (with pool table, foosball, table tennis, etc.) in the building or complex					
Outdoor recreation area (volleyball, basketball, grills/picnic tables)					
Playground area for children					
Furnished unit					
Non-furnished unit					

86. Please list any other features not listed above that you feel are essential or important amenities and housing services and programming features.

87. On-campus housing can be designed to focus on the 80. special programmatic interests of the residents. Which of the following types of special interest program options would be (or would have been) of interest to you? Choose all that apply.

- School/major-specific residential area (e.g., College of Agriculture, Education, Science)
- Special interest residential area (e.g., Sustainability, Social Justice)
- First-year experience residential area
- Other (please specify): \_\_\_\_\_
- Do not prefer to have special interest program options

**Display This Question:**

*If On-campus housing can be designed to focus on the special programmatic interests of the residents... = School/major-specific residential area (e.g., College of Agriculture, Education, Science)*  
*Or On-campus housing can be designed to focus on the special programmatic interests of the residents... = Special interest residential area (e.g., Sustainability, Social Justice)*  
*Or On-campus housing can be designed to focus on the special programmatic interests of the residents... = First-year experience residential area*  
*Or On-campus housing can be designed to focus on the special programmatic interests of the residents... = Other (please specify):*

88. If you were to participate in a special interest housing program, what type of room/living option would you prefer?

- Suite
- Apartment

**End of Block: SECTION C - Your Preferences for Housing Features - Single Students**

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**Start of Block: SECTION D - Current Housing and Future Housing Plans - Single Students**

89. In which type of housing will you live next year?

- On campus (River Hammock)
- Off-campus rental apartment
- Off-campus house
- Family house with parents/relatives
- Other (please specify): \_\_\_\_\_

90. Will you have a roommate (shared bedroom) next year?

- Yes
- Maybe
- No

91. Which of the following factors would be most important in your decision whether to live in future campus housing? Choose up to five responses.

- Atmosphere conducive to studying/academic work
- Collegiate community atmosphere
- Convenience to classes/campus
- Convenience to work
- Convenience to other campus activities
- Convenience to off-campus activities and entertainment
- Continuous housing over academic breaks
- Cost
- Families with children in campus housing community
- Friends living on campus
- Internet connection
- Maintenance response by university in on-campus apartments
- Marital or family status
- Outdoor social/recreation area
- Personal or family ownership of an off-campus residence
- Parking
- Pets
- Privacy
- Room size/space
- Safety
- School zone for children
- Want to try something new
- Other (please specify): \_\_\_\_\_

**End of Block: SECTION D - Current Housing and Future Housing Plans - Single Students**

**Start of Block: Thank you**

92. IRSC’s Student Wellness Department has collected information about resources available in the community, including housing resources.

Please click [here](#) for more information.

93. To be included in the drawing for one of the Amazon gift card incentives, please provide your contact information below. Note that your survey responses will remain completely anonymous.

Name: \_\_\_\_\_

Email address \_\_\_\_\_

95. Please add any additional comments you wish to make here.