

A faint, light blue line drawing of a water tower is positioned on the right side of the slide. The tower has a lattice-like structure and a domed top with horizontal lines.

**UC DAVIS**

Design and Construction Management

# Small, Medium, Large, Extra-Large

Student Housing Growth at University of California, Davis

Jim Carroll, Associate Vice Chancellor & University Architect

June 24, 2021

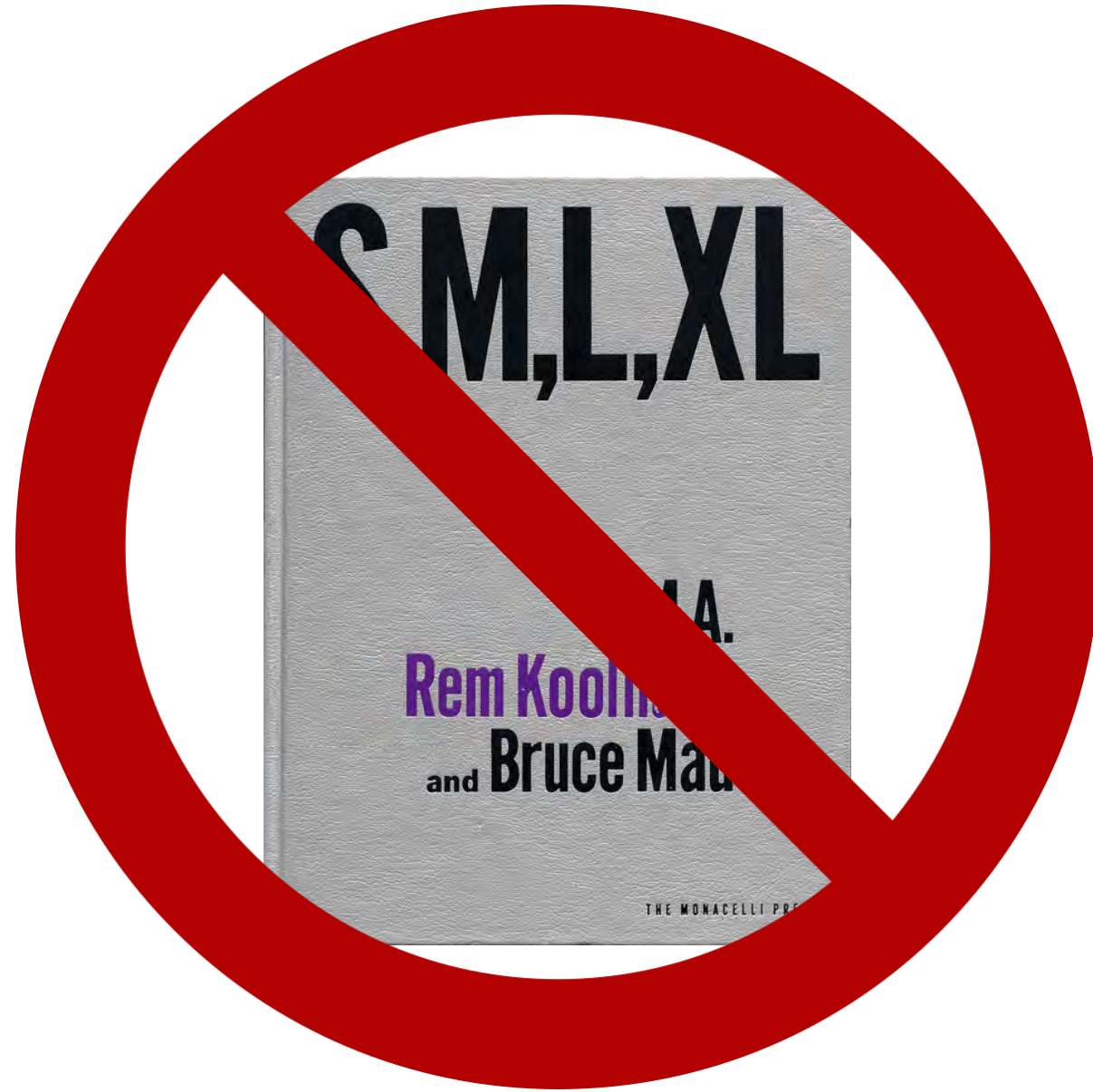
# Agenda

- The Baseline
- The Story
- The Data
- The Design Solutions
- The Construction
- The Results
- The Next Chapter



# Agenda

What today is **not**...



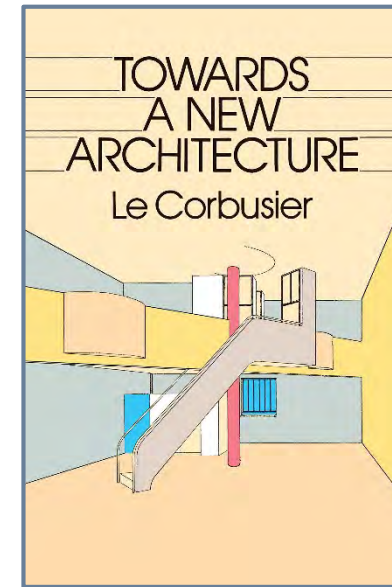
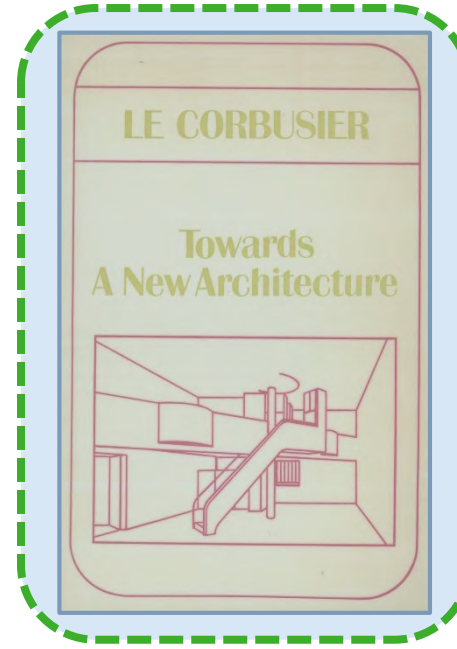
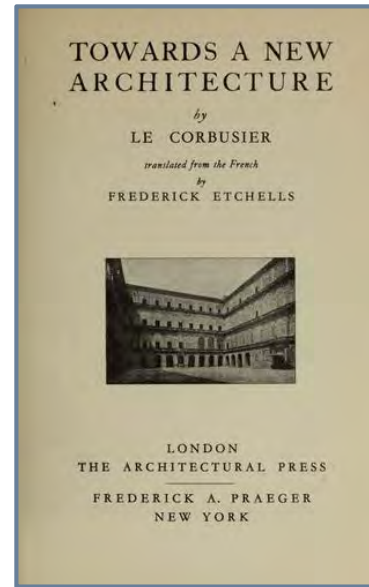
# The Baseline

...Architecture is the masterly, correct and magnificent play of masses brought together in light. Cubes, cones, spheres, cylinders, or pyramids are the great primary forms which light reveals to advantage...



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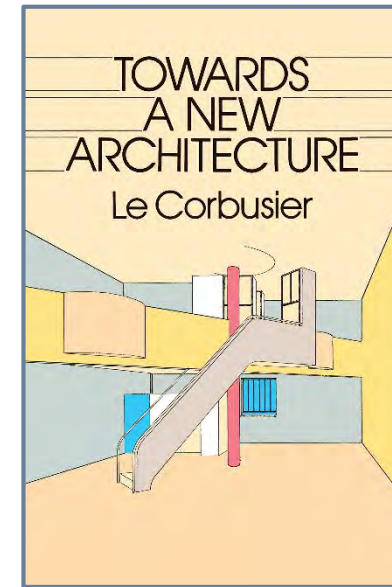
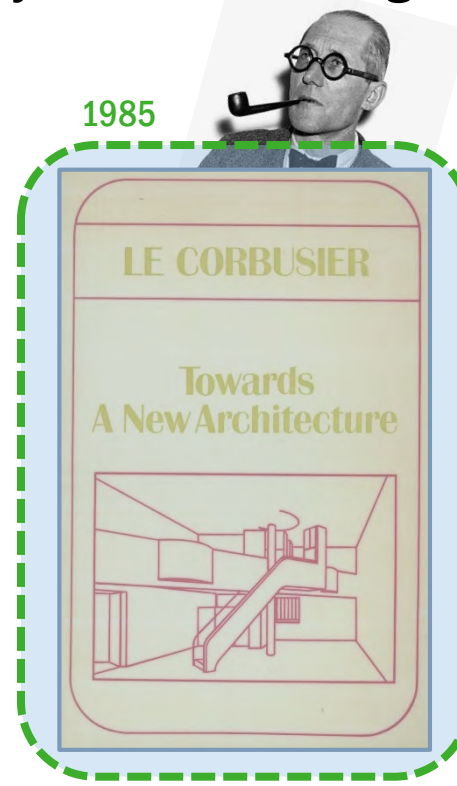
# The Baseline

...Architecture is the masterly, correct and magnificent play of masses brought together in light. Cubes, cones, spheres, cylinders, or pyramids are the great primary forms which light reveals to advantage...

1927

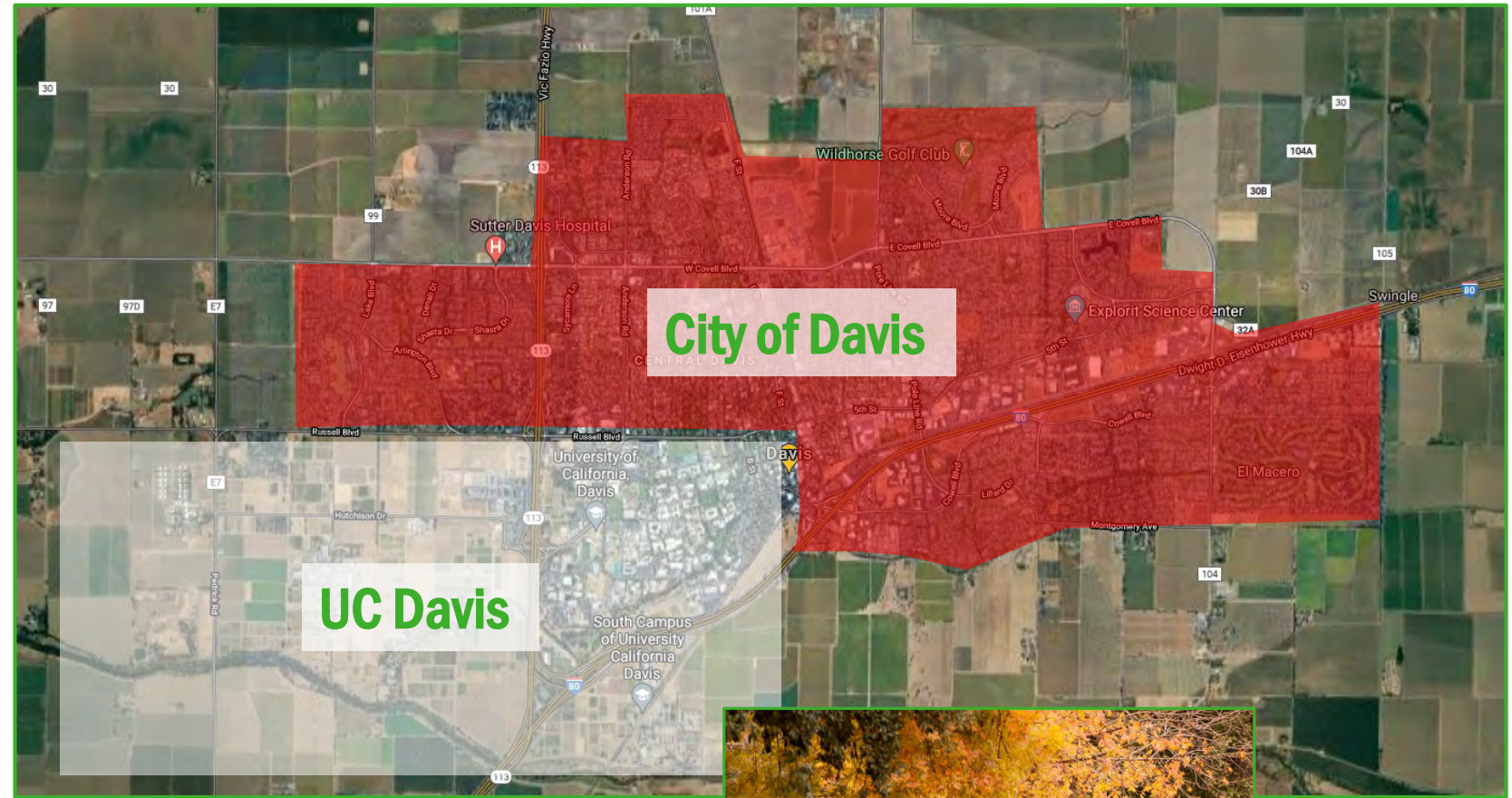


1985



# The Baseline

- UC Davis
  - 40,000 Students
  - 5,300 Acres
  - University Farm
  - Ag and Vet
  - Activist History
- City of Davis
  - 68,543 Population
  - 10 Square Miles
  - Agricultural History
  - College-town MOU





# The Baseline

- **UC Davis**
  - 40,000 Students
  - 5,300 Acres
  - University Farm
  - Ag and Vet
  - **Activist History**
- **City of Davis**
  - 68,543 Population
  - 10 Square Miles
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  - College-town MOU







# The Baseline

- **2013 Chancellor's Directive**
  - **Primary Goals**
    - Increase UC Davis footprint
    - Increase job growth
    - Student growth (5,000)
    - Faculty growth (300)
  - Recession had recently ended
- **City of Davis**
  - Population of 65,770
  - Not very developer-friendly
  - May not have been ready

Dear UC Davis Community Members:

Thanks to the dedication and hard work of everyone associated with UC Davis, we continue to achieve excellence in our teaching, research and public service missions, despite dramatic cuts in state funding over the past five years.

I am writing now to tell you about the new strategy chosen to build on our accomplishments and continue achieving the aspirations put forward in the university's Vision of Excellence.

After months of study and consultation with a broad cross-section of campus stakeholders, we believe the University's 2020 Initiative is the best way to take UC Davis to a new level of excellence.

Our plan is to add about 5,000 international, national and California undergraduate students at a measured pace between now and 2020. This will reinforce our financial future and strengthen UC Davis, making it more diverse and international so we can better serve our students today and far into the future.

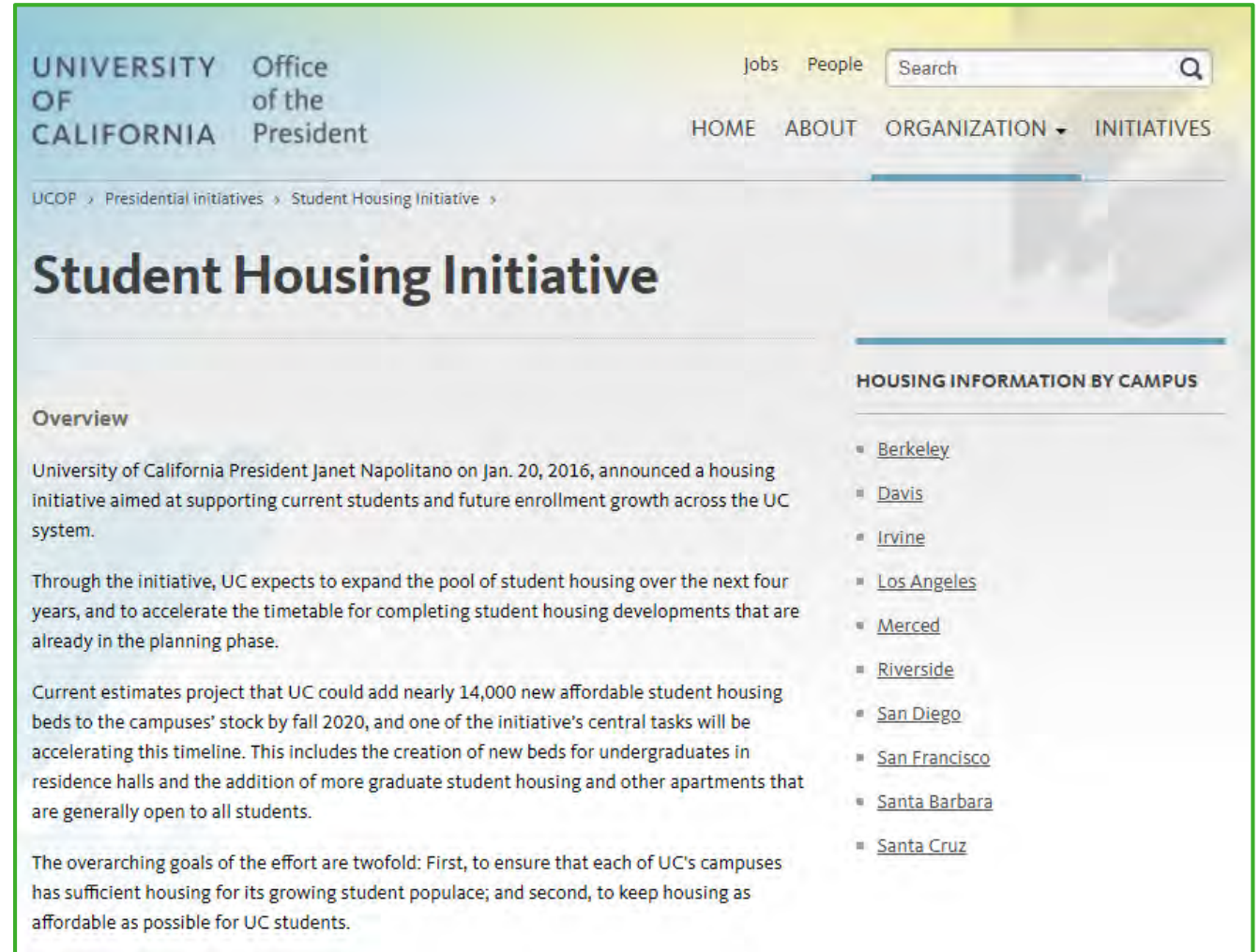
To support this growth in student numbers, we anticipate adding about 300 faculty, making additional investments in graduate education and building innovative new classrooms. Revenue generated by this initiative will also support staff and services necessary to ensure that all of our students have the opportunity to be successful.

UC Davis today is a powerful economic engine, generating \$7 billion a year of economic activity for our region and nearly 70,000 jobs. The university will be making even greater impact by 2020, and we are committed to working in partnership with our community to maximize the benefits of planned growth.



# The Baseline

- 2016 UC President's Directive
  - Student Housing Growth
  - Primary Goals
    - House growing population
    - Keep housing affordable
  - 14,000 beds by 2020
  - Ten Campuses
- Davis Efforts
  - 6,000 beds
  - Approximately 4,800 beds via P3
  - Increase on-campus capabilities



The screenshot shows the official website of the University of California Office of the President. The header includes the university's name, navigation links for Jobs, People, and a search bar, and a main menu with Home, About, Organization, and Initiatives. The breadcrumb trail indicates the path: UCOP > Presidential initiatives > Student Housing Initiative. The main heading is "Student Housing Initiative". Below it, an "Overview" section contains three paragraphs: the first mentions President Janet Napolitano's 2016 directive; the second states the goal to expand housing over four years; the third provides current estimates of adding 14,000 beds by fall 2020. A right-hand sidebar titled "HOUSING INFORMATION BY CAMPUS" lists ten campuses with links: Berkeley, Davis, Irvine, Los Angeles, Merced, Riverside, San Diego, San Francisco, Santa Barbara, and Santa Cruz. The footer of the page is partially visible.





# The Data

- Analysis
  - Request from Student Affairs
  - On-Campus Planning
  - Bring in the Consultants
    - On-Campus Verification
    - Off-Campus Investigation
    - Market Comparisons
    - Value
  - Present the Data
- Paralysis
- Fiat Lux!



Enrollment Classification	Enrolled Population	Current Capture Rate	Current Occupancy	Projected Capture Rate	Maximum Potential Demand
Freshman	6,134	92%	5,621	92%	5,621
Sophomore	5,510	22%	1,225	39%	2,149
Junior	8,125	18%	1,471	36%	2,918
Senior / Other	10,443	10%	1,020	34%	3,577
Graduate / Professional	6,179	14%	844	30%	1,831
<b>TOTAL</b>	<b>36,391</b>	<b>28%</b>	<b>10,181</b>	<b>44%</b>	<b>16,096</b>
Difference From Existing Occupancy (Unmet Demand):					5,915



# The Data

- Student Surveys
- Baseline
  - Upper or Lower Division
  - Number of Beds
  - Market Comparables
    - Studios
    - Shared Suites
    - Apartments
- Cost per Bed

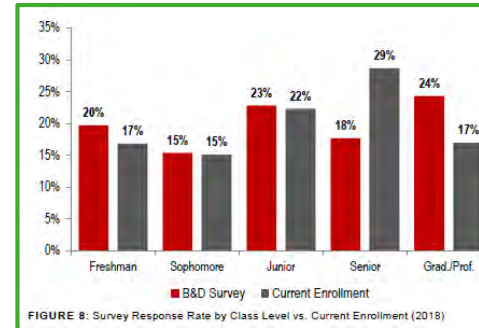
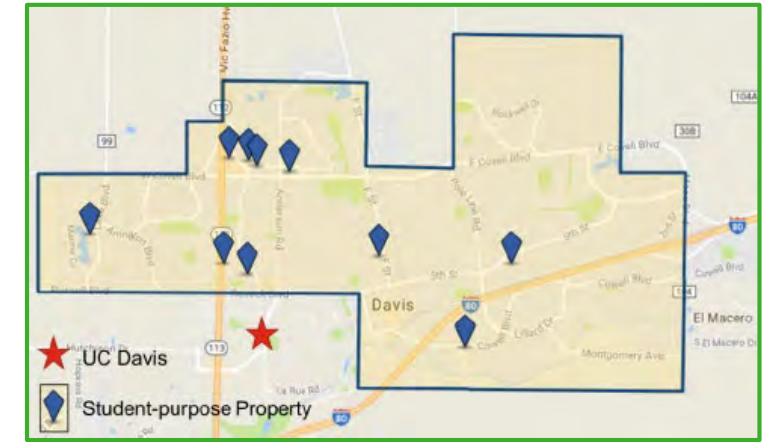
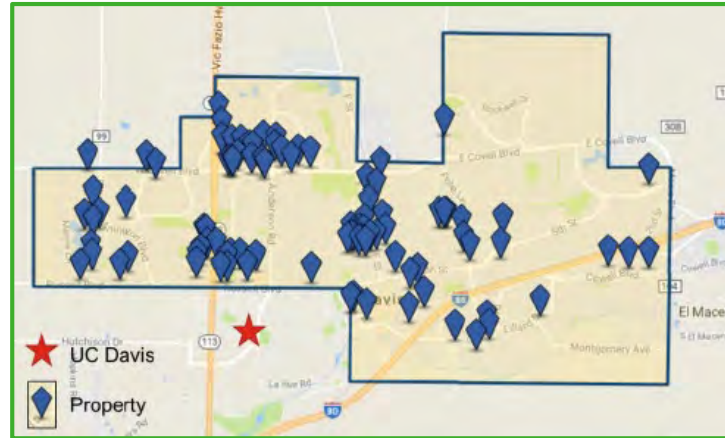
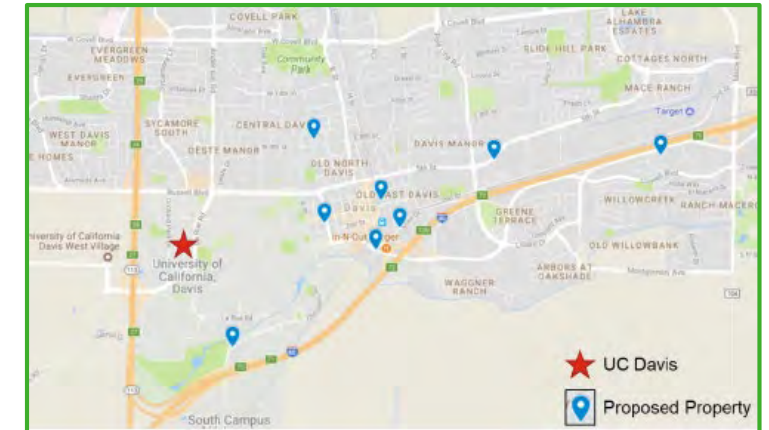


FIGURE 8: Survey Response Rate by Class Level vs. Current Enrollment (2018)



	Studio	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom
Number of units	96	2,205	3,163	885	455
Min per unit	\$636	\$735	\$673	\$1,372	\$2,256
Average per unit	\$1,152	\$1,351	\$1,723	\$2,203	\$3,070
Max per unit	\$2,018	\$2,018	\$2,428	\$2,840	\$3,805
Min per person	\$636	\$735	\$337	\$457	\$564
Average per person	\$1,152	\$1,351	\$861	\$764	\$768
Max per person	\$2,018	\$2,018	\$1,214	\$847	\$951

FIGURE 5: Average Monthly Apartment Rental Rates by Entire Unit and Single Bedroom Rate





# The Data

S

## Yosemite Hall

- 390 beds
- \$42M
- \$108K/bed

M

## Shasta Hall

- 800 beds
- \$108M
- \$135K/bed

L

## Orchard Park

- 1,549 beds
- \$319M
- \$206K/bed<sup>#</sup>

XL

## The Green at West Village

- 3,290 beds
- \$575M
- \$175K/bed<sup>#</sup>

	Undergraduate Unit Types				
	Studio Single	1BR / 1BA Double	2BR / 1BA Single	2BR / 2BA Double	4BR / 2BA Single
Upper Division Demand <sup>1</sup>	511	1,049	1,733	2,166	2,926
Graduate/Professional Demand	0	0	0	0	0
Total Demand	511	1,049	1,733	2,166	2,926
West Village & Orchard Park <sup>2</sup>	126	480	812	592	1,672
Difference	385	569	921	1,574	1,254

	Graduate/Professional Unit Types				
	Studio Single	2BR / 1BA Single	3BR / 2BA Single	4BR / 2BA Single	5BR / 2BA Single
Upper Division Demand <sup>1</sup>	0	0	0	0	0
Graduate/Professional Demand	188	333	290	358	152
Total Demand	188	333	290	358	152
West Village & Orchard Park <sup>2</sup>	54	110	189	668	100
Difference	134	223	101	-310	52

	Family Unit Types <sup>3</sup>	
	2BR / 1BA Flat	2BR / 1.5BA Townhome
Upper Division Demand <sup>1</sup>	29	230
Graduate/Professional Demand	211	299
Total Demand	240	529
West Village & Orchard Park <sup>2</sup>	35	165
Difference	205	364

1: Upper division demand excludes freshman students

2: Bed and Unit Counts for West Village and Orchard Park Provided by USL April 12, 2018

3: Family housing demand accounts for enrolled students only (one student per two-bedroom family unit)

FIGURE 24: Projected Upper Division and Graduate/Professional Demand by Unit Types Compared with Both Projects

<sup>#</sup> Includes Community and Maintenance Buildings







**UC DAVIS**

Design and Construction Management

## Small, Medium, Large, Extra-Large

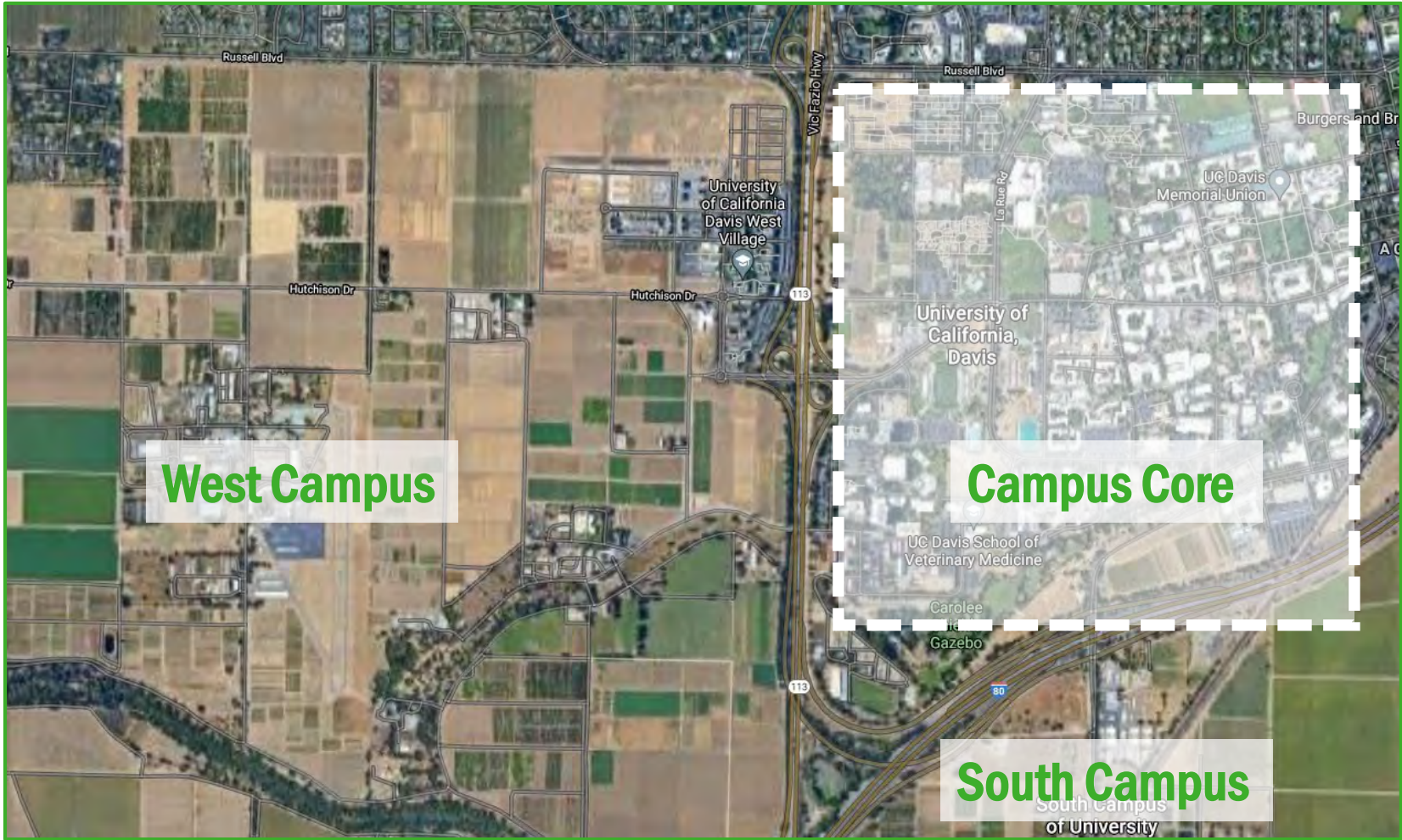
Student Housing Growth at University of California, Davis

### Questions so far?

Jim Carroll, Associate Vice Chancellor & University Architect

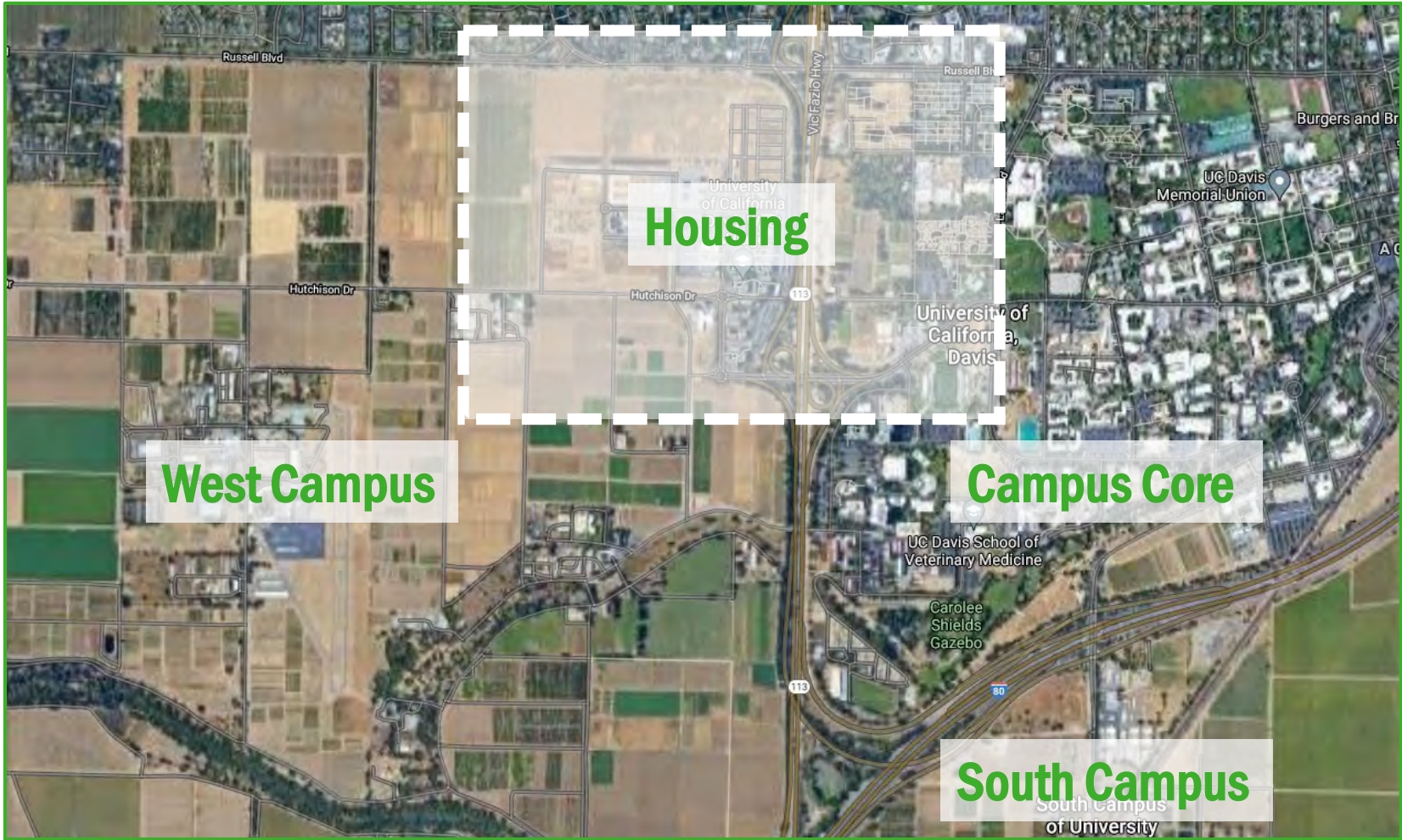
June 24, 2021

# The Design Solutions





# The Design Solutions



slide 17 of 52





# The Design Solutions



slide 18 of 52



# The Design Solutions

- **Residence Halls**
  - 2 or 3 beds in each shared room
  - No kitchens
  - Local dining
  - Local recreation
- **Apartments**
  - Public-Private Partnership (P3)
  - Developer-funded (bond sale)
  - University managed (in some cases)
  - Can be challenging

## About the Rooms and Halls

### Room Furnishings

For a list of room furnishings, refer to [Residence Hall Room Furnishings](#).

For a list of suggested items to bring to the residence halls (and what not to bring), refer to [What To Bring \(and What Not To Bring\)](#).

### Carpet

All residence hall rooms have carpeted flooring.

### Beds and Bed Configurations – Regular, Bunk Beds, and Lofts

For bed information, including sizes and configurations, refer to [Residence Hall Room Furnishings](#).

### Common Areas

All residents have access to common areas, including lounges, study spaces, recreation and game areas, computer centers, [Residential Academic Centers](#), [dining facilities](#) (access is subject to meal plan balances), laundry rooms, and kitchenettes.

Lounges are often used as living room spaces, where residents spend time together talking, playing games, and hanging out. They're also used as meeting spaces for hall-wide meetings and extra-curricular activities. Most include cable television.

Study spaces are found throughout the residence hall community, including [Computer Centers](#), [dining facilities](#), and [Residential Academic Centers](#).

### Bathrooms

All bathrooms include showers with curtains and/or doors, and lockers; residents must supply their own lock, and lockers are assigned by gender and some are shared. All have towel hooks.

Community bathrooms, which are available to all residents of the hall.

- Segundo Area: Bixby Hall, Gilmore Hall, Malcolm Hall, and Thompson Hall

Community bathrooms, which are arranged in clusters of one or two.

- Segundo Area: Alder Hall, Miller Hall, and Thompson Hall
- Tercero Area: All buildings

Individual suite bathrooms are shared by suite mates in the same building.

- Cuarto Area: Tahoe Hall and Yosemite Hall

## Apartments at UC Davis

### University Apartments

Student Housing and Dining Services operates on-campus apartment communities for first-year transfer students, continuing undergraduate students, graduate students, and students with families.

#### Transfer and Continuing Undergraduate Students



The Green at West Village

#### Students with Families and Single Graduate Students



Solano Park Apartments

### P3 Apartments

Public-Private Partnerships (P3) provide a means for delivering additional on-campus housing choices for students. The following P3 housing areas are privately owned and managed and represent a wide range of community and lifestyle options for students to make campus their home. Please note that P3 leases are independent of the university.

Contact a community for details about its housing, application, and eligibility.

#### Undergraduate and Graduate Students

- The Colleges at La Rue
- The Bagbys End Domes
- Tri-Cooperatives

#### Graduate Students Only

- 8th and Wake – Elevated Graduate Living
- The Atriums at La Rue Park

#### All Students

- Sol at West Village

#### Students with Families

- Russell Park

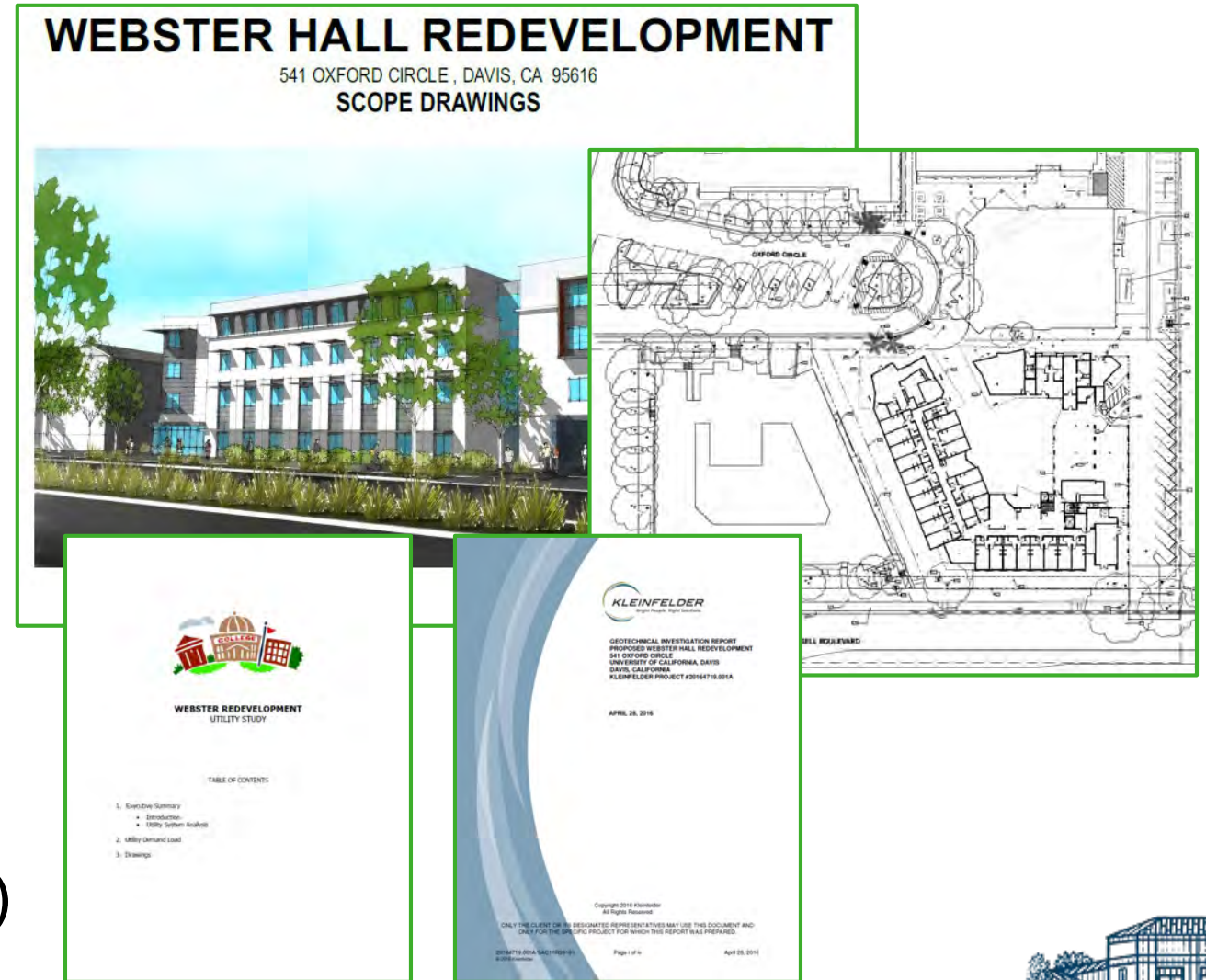
“If you’ve done one P3, you’ve done one P3” ...UC Legal





# The Design Solutions

- **Residence Halls Design Process**
  - Usually Design-Build delivery
  - Bridging Documents process
  - Typically wood frame
  - **NOT** innovative
    - Points-scoring process
    - Left to D-B teams
  - We try to shed risk
  - Contractor has to take risk
  - There are still Change Orders (yes...)





# The Design Solutions

- **P3 Design Process**
  - Why would an Owner do this?
    - Risky
    - Loss of control
    - Questionable quality
  - “It’s the **economy**, stupid”
    - Free Market (with handcuffs)
    - Mainly finance-based
  - **NOT** innovative
    - Points-scoring process
    - Left to D-B teams
    - Mainly narrative



1992



West Village Transfer Student Housing Project Summary			
Development Scope			
	RFP Target (Beds)	USL Proposal	Variance
Transfer Student Housing	675	2,300	1,625
Transfer Student Housing - Master Leased	1,200	1,200	-
<b>Total Housing</b>	<b>1,875</b>	<b>3,500</b>	<b>1,625</b>
Key Proposal Features			
Affordable Rates for RFP Target Beds			
Below Market Rates for Beds that Exceed Target Beds			
Diversity of Housing Options that Suit Individual Lifestyles			
Amenities and Student Spaces that Build a Sense of Community			
Pedestrian and Bike-Centered Plan			
LEED Silver Design and Construction			
Best-in-Class, Long-term, Performant			
Financial Structure that balances			



# The Design Solutions

1927



...You employ stone, wood and concrete, and with these materials you build houses and palaces. That is construction. **Ingenuity is at work.** But suddenly you touch my heart, you do me good, I am happy and I say: “This is beautiful.” That is architecture...



# The Design Solutions

...You employ stone, wood and concrete, and with these materials you build houses and palaces. That is construction. Ingenuity is at work. But suddenly you touch my heart, you do me good, I am happy and I say: “This is beautiful.” That is architecture...**and in the end, you basically have two options...**





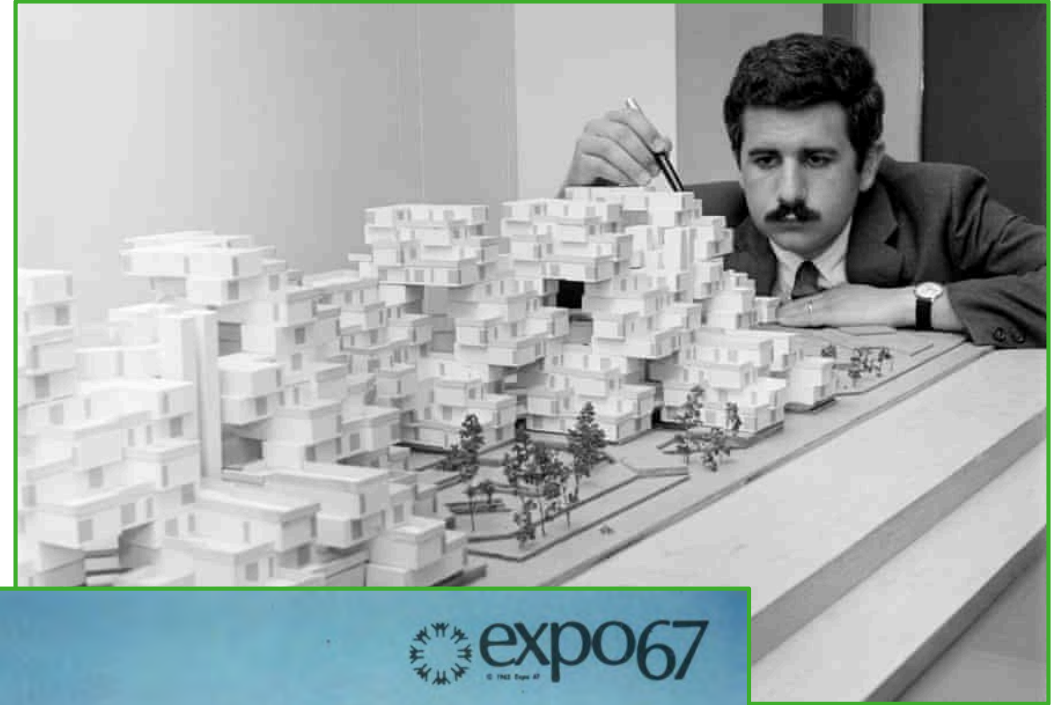
# The Design Solutions

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# The Design Solutions

...Cool, maybe





# The Design Solutions

...Cool, if done well





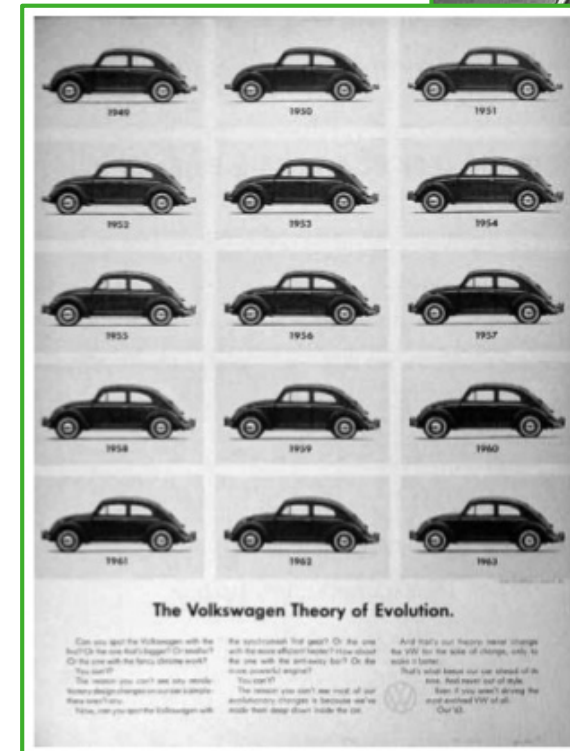
# The Design Solutions

## Volkswagen Think Small Ad Campaign



Wash back Volkswagen enough this year?  
A longer lasting engine than yours.  
It's more powerful than the old engine. Top speed 111 mph w/2.0 liter.  
It has better acceleration. But most important, it doesn't have to work as hard to get you where you're going.  
This according to every calculation known to man. It will last over 100,000 miles. And you'll make more money and enjoy every VW part made in long, happy, happy hours since 1938.  
The Volkswagen Diagnostic Checkup. Now before the price goes up, you can find out what's wrong. VW Diagnostic is an exclusive, free service backed by trained technicians using special diagnostic equipment.  
The equipment is based on more thorough than any other check-up.  
And it's so advanced, it can actually tell you, before it starts to run, if there are any real problems.  
When you buy a new VW, you're looking to test it from check-up to test.  
Of course, it's a problem due to defective workmanship of the factory is spotted during the first 24 hours or 24,000 miles. Volkswagen's 100,000 mile warranty. And we'll find out if the car is really a problem. During this period, we do make these reports. This is the way the labor will be free. The diagnostic check-up will be free.  
What could be a better deal than that?  
You say, "No." We take care of the bugs.

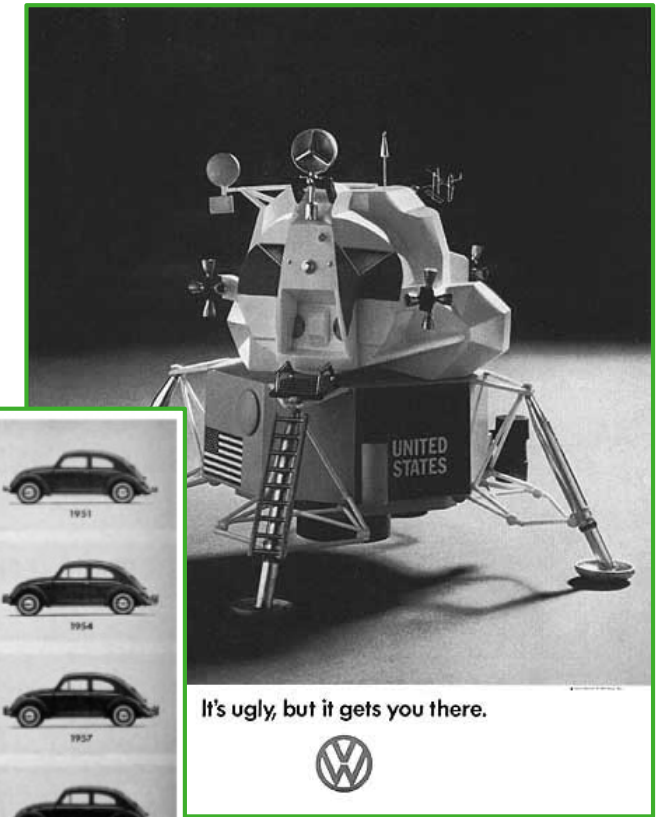
# The 1970 VW will stay ugly longer.




1949	1950	1951
1952	1953	1954
1955	1956	1957
1958	1959	1960
1961	1962	1963

**The Volkswagen Theory of Evolution.**

Can you spot the Volkswagen with the best? Or the one that's biggest? Or the one with the best looking body? Or the one with the best looking engine? You can't!  
The reason you can't see any real difference is because we've made them all look the same. They're all Volkswagen.  
The reason you can't see any real difference is because we've made them all look the same. They're all Volkswagen.



It's ugly, but it gets you there.




# The Design Solutions

Handsome is as handsome does



**Lemon.**

The Volkswagen missed the brief. The design brief on the glove compartment (limited and not the real deal). Chevrolet was the leader in time, speed & beauty for the 1960s.

There was a 1960 Ford or a 1960 Mustang for the people who wanted a car that was a Volkswagen. The Volkswagen was a car that was a Volkswagen.

And then there was the Volkswagen. The Volkswagen was a car that was a Volkswagen.



**Impossible.**

A Volkswagen can't be beat. It's physically impossible. The reason is clearly simple: the VW's rear engine is cooled by air, not water. Since air can't boil, neither can the car. If you build it, you could drive a VW all day at top speed through a desert. Or edge along in bumper-to-bumper traffic on the hottest day of the year.

You may get all steamed up, but not your Volkswagen. Chances are you'll appreciate the air-cooled engine even more in winter. Air can't freeze any more than it can boil. So you don't need antifreeze. You couldn't get any in a VW even if you wanted to, there's no radiator. And so no hoses to leak. No draining. No flushing. No rust.

In the past, a few VW owners have been around to find a potholed gas station attendant with a bucket of water and no place to put it. But we've taken care of that in our '66 model. This year, a windshield wiper is standard equipment. It uses water. Get the idea? If so, ask for it.



**Live below your means.**

If you'd like to get around the high cost of living, we've got a suggestion. Get into the VW. The cost of getting around.

And buy a Volkswagen. It's only \$1799. That's a round \$200 less than the average amount paid for a new car today. Leave it in the bank. More's coming.

A VW saves you hundreds of dollars on upkeep over the years. It's a living, breathing car. Not one of those things. And it gets about 29 miles to the gallon. The average car in this day and age that'll get 20 or less.

So the more you drive, the more you save.

And chances are you'll drive it for years and years. Since we never change the oil in a VW, you never have to. Of course, a VW's not much to look at. So a lot of people buy a big flashy car just to wave the flag. Try putting that in a VW.



**They said it couldn't be done. It couldn't.**

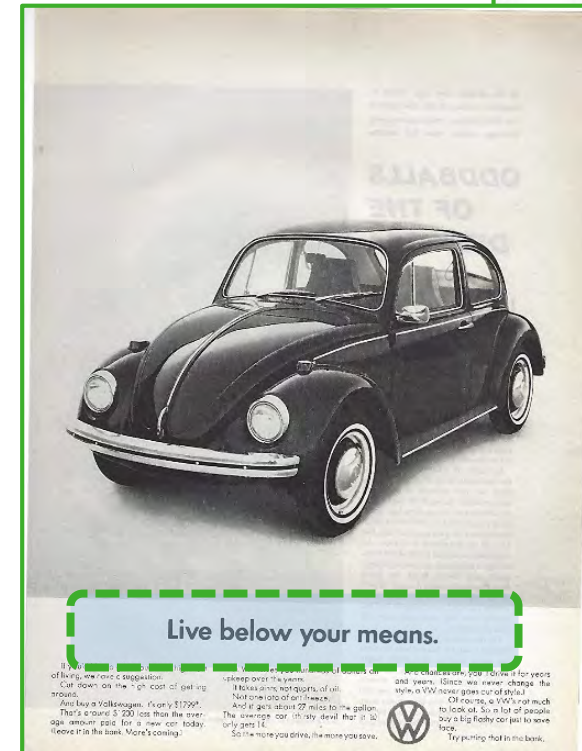
And now we know we tried. But we know the Philadelphia 76ers' ain't into the front seat of a VW. You can put 2 medium-sized suitcases up front (where the engine isn't), and 3 fair-sized kids in the back. And you can fit a big baby in back of the back seat. Actually, there's only one part of a VW that you can't put much into. The gas tank. But you can get about 29 miles per gallon out of it.





# The Design Solutions

# Handsome is as handsome does





# The Design Solutions

S

Yosemite Hall (Residence Hall) – Design-Build





# The Design Solutions

S

Yosemite Hall (Residence Hall) – Design-Build



UCD • Wood (stick) Frame

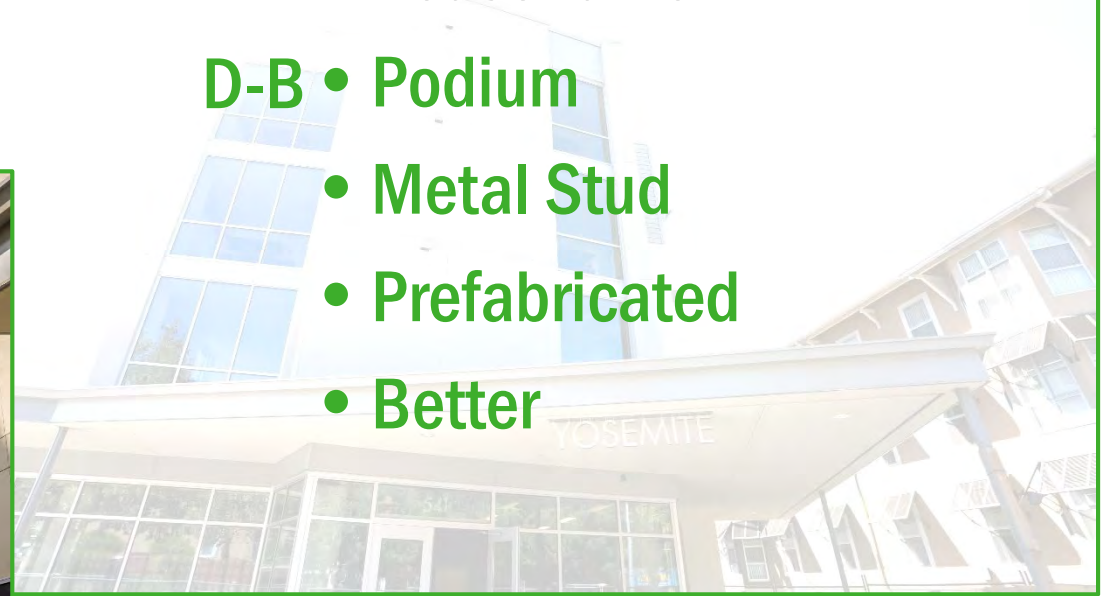
• Reasonable

D-B • Podium

• Metal Stud

• Prefabricated

• Better





# The Design Solutions

M

Shasta Hall (Residence Hall) – Design-Build

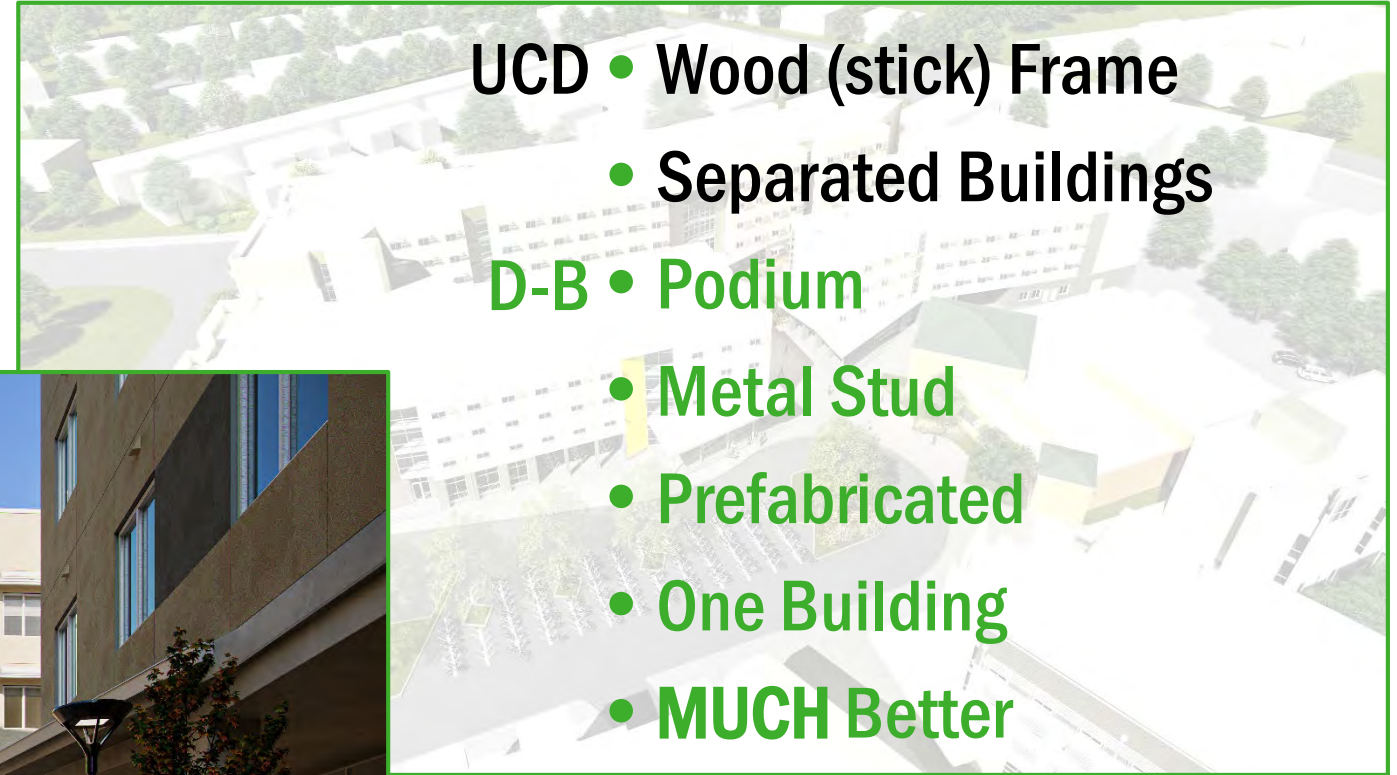




# The Design Solutions

M

Shasta Hall (Residence Hall) – Design-Build



- UCD • Wood (stick) Frame
- Separated Buildings
- D-B • Podium
- Metal Stud
- Prefabricated
- One Building
- MUCH Better





# The Design Solutions

XL

The Green at West Village (P3 Apartments)





# The Design Solutions

XL

The Green at West Village (P3 Apartments)



- UCD • Wood (stick) Frame
- Challenging
- P3 • Steel Post & Beam
- Prefabricated
- Integral Lateral Bracing
- EVEN Better





# The Design Solutions



Orchard Park (P3 Apartments)





# The Design Solutions

L

Orchard Park (P3 Apartments)



- UCD • Wood (stick) Frame
- Volumetric Modular
- Steel Post & Beam
- Prefabricated
- Integral Lateral Bracing
- The BEST





# The Design Solutions

L

## Orchard Park (P3 Apartments)



UNIVERSITY OF CALIFORNIA, DAVIS

BERKELEY • DAVIS • IRVINE • LOS ANGELES • MERCED • RIVERSIDE • SAN DIEGO • SAN FRANCISCO



GRADUATE STUDENT ASSOCIATION  
251 SOUTH SEED  
DAVIS, CALIFORNIA 95618  
Tel. (530) 752-6108

SANTA BARBARA • SANTA CRUZ

January 19, 2021

Dear Regents of the University of California,

Graduate students and student parents at UC Davis require adequate housing space in order for us to continue our world-renowned research and education. The City of Davis has one of the lowest vacancy rates in the country, and Orchard Park will be one of the largest housing projects in the State of California specifically for graduate students and student parents, offering more than 1,500 beds across 11 different buildings. Housing has been a point of contention between the University and residents of the City of Davis, leading to a [binding MOU signed in 2018](#). While UC Davis is on track to exceed the terms of the MOU, heated opposition remains to new building projects within the City of Davis itself. Because of this vociferous opposition, students cannot depend on market growth in housing availability within the City, where rhetoric against new housing projects has seen students [referred to as a pestilence](#) and projects aimed to house them described as a [student ghetto](#). In this climate, graduate students cannot count on new development within the City of Davis to address our housing crisis and therefore, we desperately need your support.

We, the undersigned Executive Council of the Graduate Student Association of UC Davis, affirm that Housing has engaged graduate students and student parents at many levels and occasions over the more than four years that this project has been planned, and we are pleased that the project has finally reached this point. This engagement has included an Advisory Committee and several consultations with the Graduate Student Association General Assembly.

As graduate students and student parents, we desperately need Orchard Park. As rental prices rise and vacancy rates shrink, we hope Orchard Park will provide major relief for us, and we eagerly await its approval, development, and completion in the near future. While this will not completely alleviate the challenges of the housing market surrounding UC Davis, this project represents a substantial step forward.

We are in full support of this project and encourage you to vote to advance this project.

Sincerely,

Jonathan Minnick, President, Graduate Student Association  
Gwen Chodur, External Vice-President, Graduate Student Association  
Tez Stair, Internal Vice-President, Graduate Student Association  
Courtney Pollard, Secretary, Graduate Student Association  
Rochelle Werner, Treasurer, Graduate Student Association





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**UC DAVIS**

Design and Construction Management

## Small, Medium, Large, Extra-Large

Student Housing Growth at University of California, Davis

### Questions so far?

Jim Carroll, Associate Vice Chancellor & University Architect

June 24, 2021

# The Construction

1927



...The development of prefabrication, transportation, and mass production techniques had already been employed, both singly and in combination, in the realization of buildings prior to the twentieth century. However, **the concept of industrialized building**, in which a coherent, factory-based system of manufacturing building components is deployed to produce similar buildings at various sites, was not developed until the inter-war period...





# The Construction

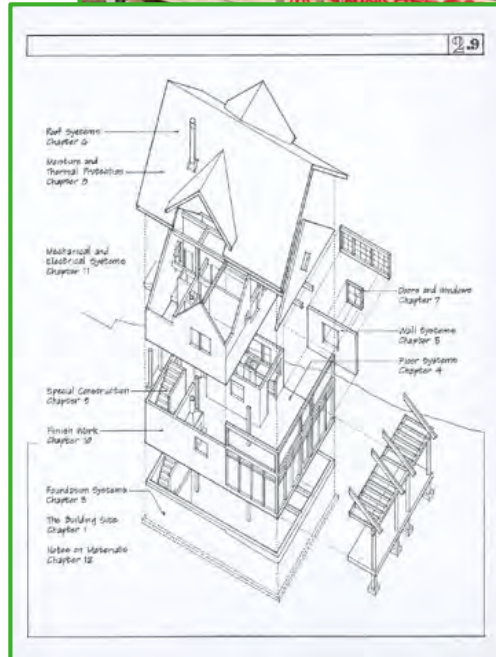
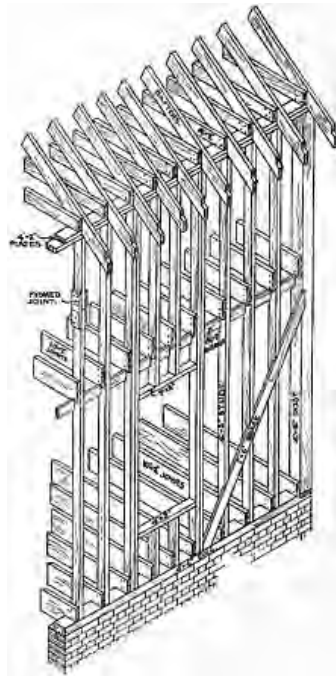
- **Positives**
  - Educated Student Affairs Client
  - 37 Years of P3 Experience
  - Auxiliary Funding
  - Strong Staffing Models
- **Negatives**
  - Project Costs
  - Robust Processes
  - Edge Campus Sites
  - Utility Connections

...**hope** is not a strategy.



# The Construction

- **Incremental Learning**
  - Wood Framing
  - Metal Framing





# The Construction

- Incremental Learning
  - Wood Framing
  - Metal Framing
  - Panelization



...bring your **Fire Marshal** with you.

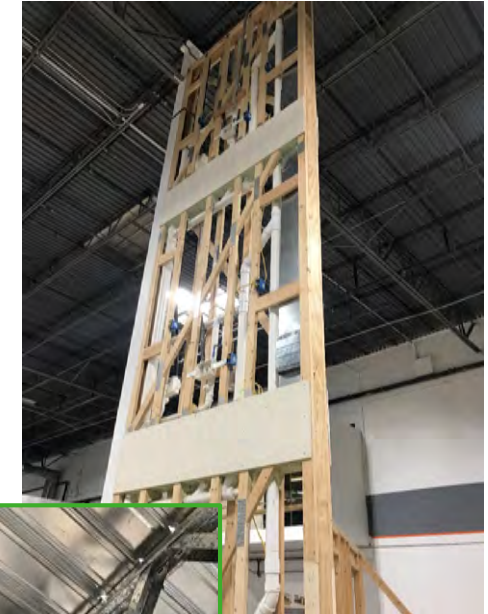
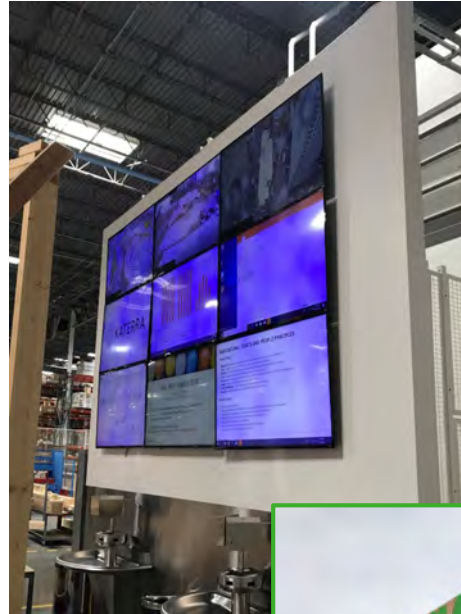




# The Construction

- **Incremental Learning**

- Wood Framing
- Metal Framing
- Panelization
- **Off-Site fabrication**



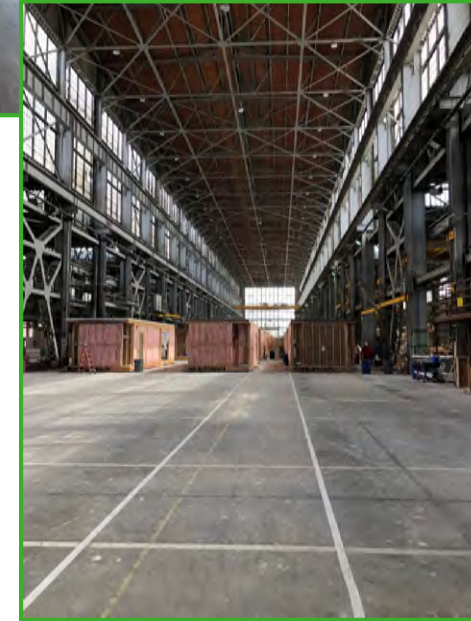
...bring your **Fire Marshal** with you.





# The Construction

- Incremental Learning
  - Wood Framing
  - Metal Framing
  - Panelization
  - Off-Site fabrication
- Volumetric Modular



...bring your **Inspectors** with you.





# The Construction

- Incremental Learning
  - Wood Framing
  - Metal Framing
  - Panelization
  - Off-Site fabrication
  - Volumetric Modular
  - Design Expertise



...bring your **Consultants** with you.





# The Construction

- Incremental Learning
  - Wood Framing
  - Metal Framing
  - Panelization
  - Off-Site fabrication
  - Volumetric Modular
  - Design Expertise
  - **Reevaluate and Go!**



...bring your **Consultants** with you.

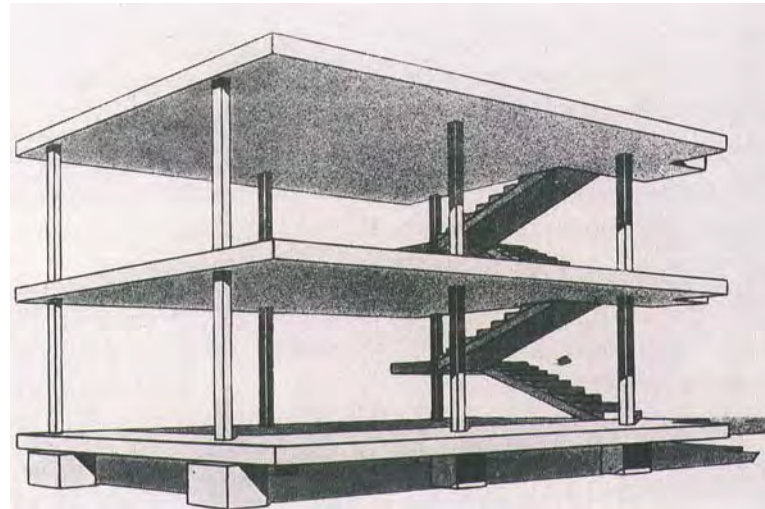


# The Results

1927



...If we eliminate from our hears and minds all dead concepts in regard to the house, and look at the question from a critical and objective point of view, we shall arrive at the “House Machine,” **the mass-production house**, healthy (and morally so too) and beautiful in the same way that the working tools and instruments which accompany our existence are beautiful...





# The Results

S

Yosemite Hall

100% leased for fall quarter 2021

Opened Fall 2019

M

Shasta Hall

100% leased for fall quarter 2021

Opens Fall 2021

L

Orchard Park

Began on May 26

Construction type and team allowed for significantly reduced bonding rate

Last project in this current phase

XL

The Green at West Village

Opening all 3,290 beds, Recreation Building and Maintenance Building two months ahead of schedule

1,000 beds opened during pandemic – 55% fill rate

25% below market rate

Students were able to depart during pandemic

100% leased for fall quarter 2021



# The Results

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Orchard Park

Began on May 26

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First project in the current phase

Opening all 3,290 beds, Recreation Building and Maintenance Building two months ahead of schedule

W

The Green at West Village

1,000 beds opened during pandemic – 55% fill rate

25% below market rate

Students were able to depart during pandemic

100% leased for fall quarter 2021



But, what about COVID?





# The Next Chapter

- **Commercial Competition**
  - Ten projects near campus
  - Direct access to campus
    - **78%** of on-campus traffic non-auto
    - **ALL** traffic comes on campus
    - Bicycles
    - Bus
- **Financial “Waterfall” of P3**
  - Financial Aid
  - Rental rebates
- **Faculty/Staff Housing**



A faint, light blue line-art illustration of a water tower is positioned on the right side of the slide. It features a lattice-like structure for the tower body and a domed top with horizontal lines.

**UCDAVIS**

Design and Construction Management

## **Small, Medium, Large, Extra-Large**

Student Housing Growth at University of California, Davis

## **Last Chance Questions?**

Jim Carroll, Associate Vice Chancellor & University Architect

June 24, 2021