

The Future of BNL Housing

Lanny Bates

Assistant Laboratory Director for Facilities & Operations

*NSLS Town Hall Meeting
February 16, 2011*



U.S. DEPARTMENT OF
ENERGY

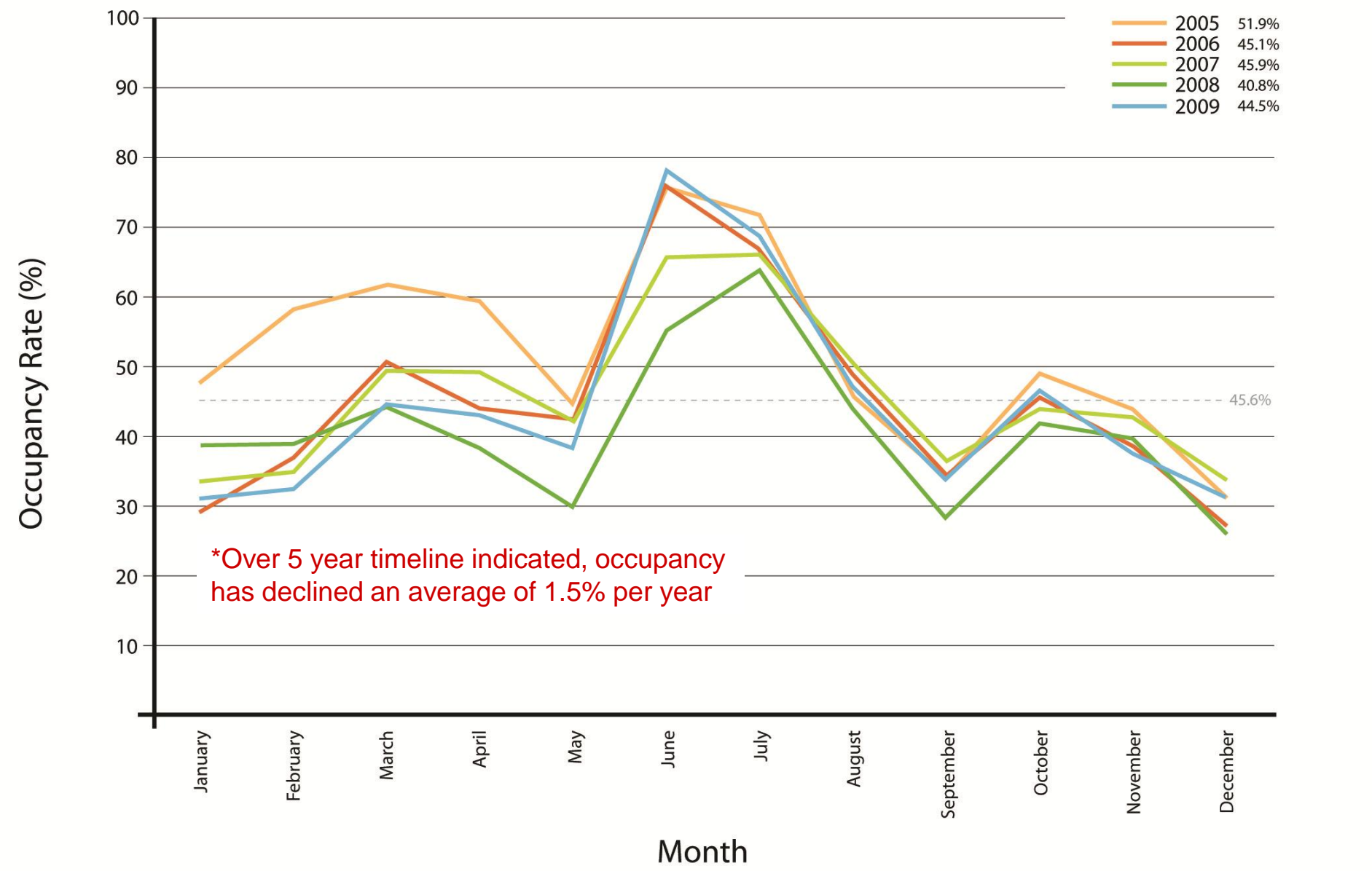
Office of
Science

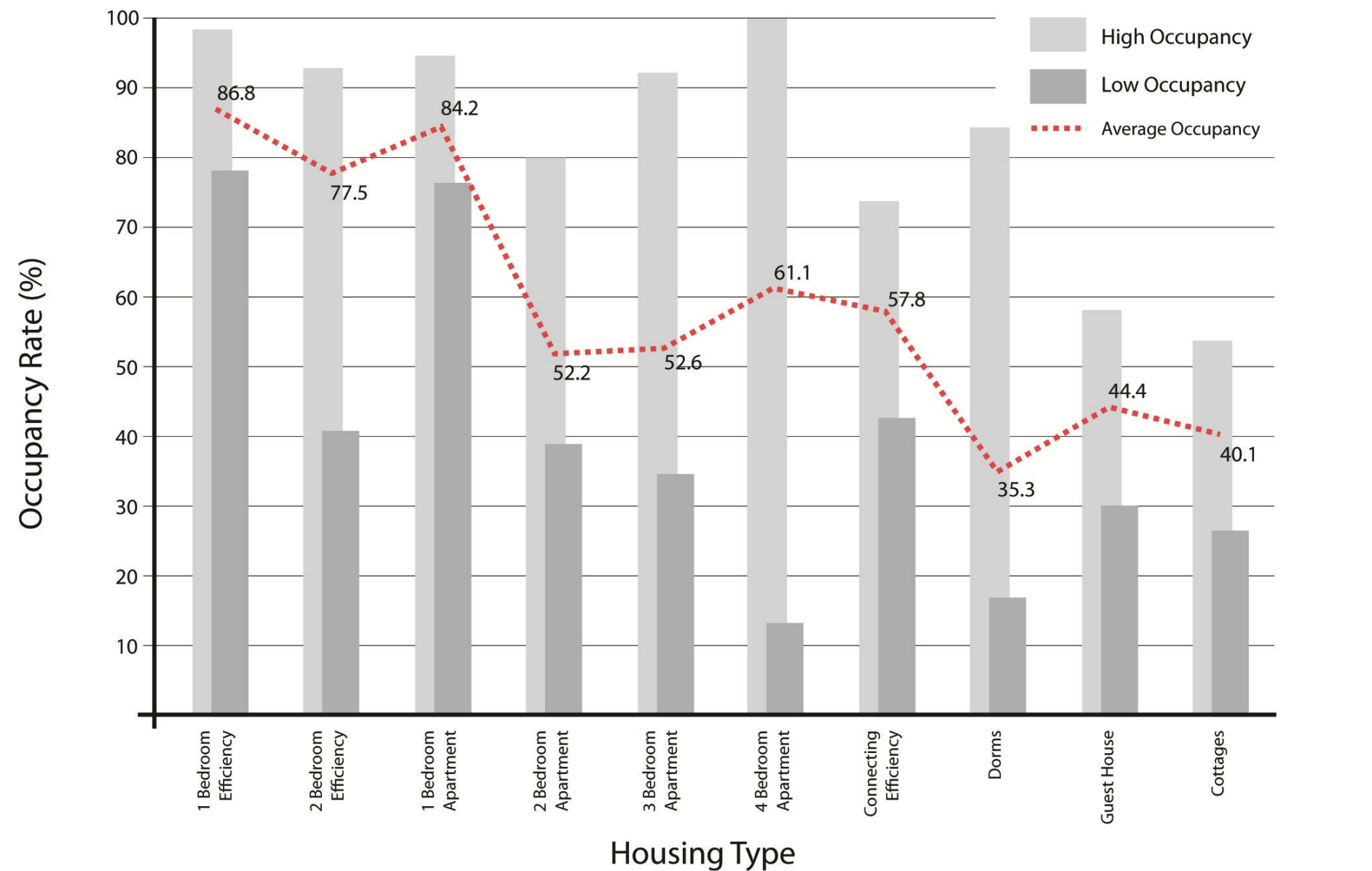
Housing - Background

- BNL housing is an important amenity for visiting scientists and students.
- Historically, BNL had 420 units with over 800 beds including a mix of apartments, dorms, efficiencies, and hotel-style rooms. Other National Laboratories typically provide approximately 150 rooms in support of user facilities.
- Occupancy rates have declined over the last 5 years, with a 60 month average of 45.6% and 36 month average of 43.7%. Current occupancy rates do not generate sufficient revenue to support capital renewal.
- Majority of existing units are in need of some repairs and/or upgrades. Substantial renewal/replacement of housing complex is unlikely.
- Housing is managed by Staff Services and operates on a full cost recovery model, renting at current market rates. With deteriorating infrastructure and declining occupancy the model is not financially or functionally sustainable. Reservation / cancellation policies do not support revenue generation.

Housing Occupancy History - 2005 to 2009

All Space Types



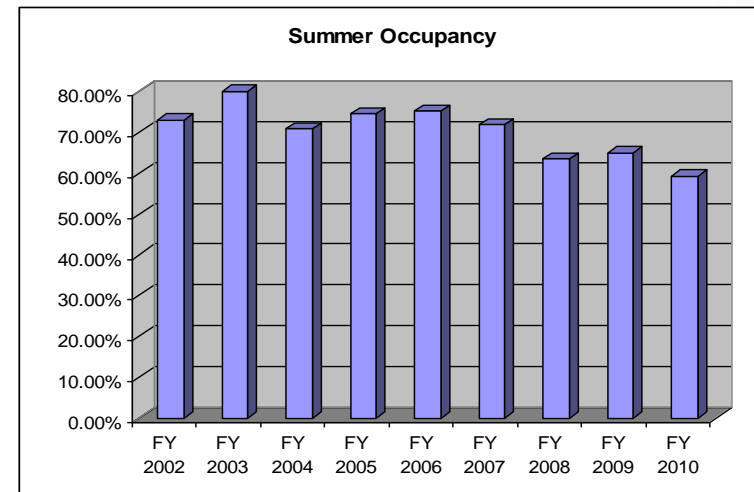


Housing Strategy – A “Gradual Course Correction”

- Right size the housing inventory on site, considering current occupancy trends
- Configure the housing portfolio to approach an 80% average occupancy goal
- Drive toward a sustainable model, including sizing, maintenance, and operations
- Laboratory should leverage commercial options (hotels, other off site options) over time to augment, as needed
- Plan and program a new guest house for longer term on site needs (estimated at 65 rooms and \$12-15M)

Rental Policy

- Historically, summer housing has been managed as an allocation system
- For summer 2010, the allocation process produced an occupancy of 59.2%
 - Actual reservations were 40% lower than allotments
 - There were 14 cancellations of apartments after the reservations were made
 - There were many last minute reservation changes and early departures

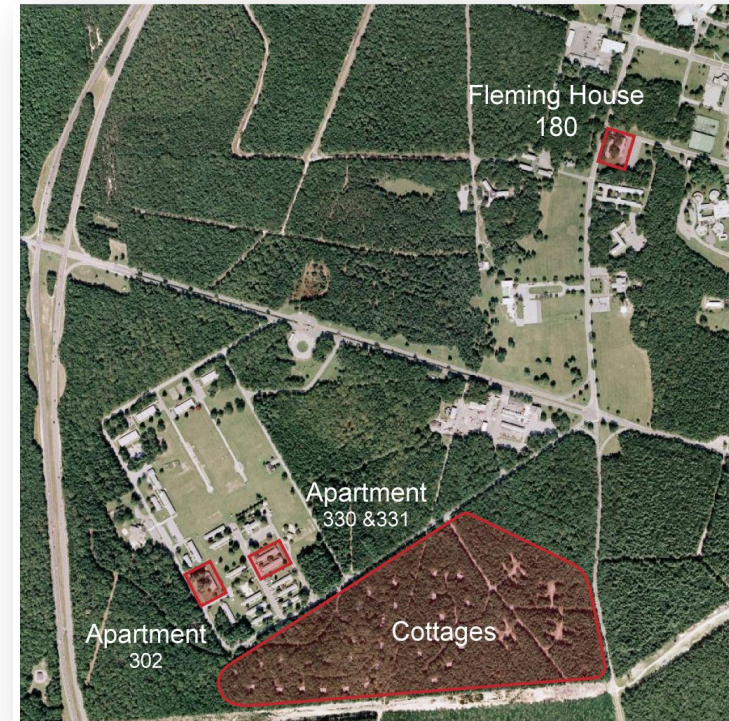


Recommendation – Approved by Science Council January 11, 2011

- The allocation issue was brought to the BNL Science Council in the fall of 2010
- On January 11, 2011, BNL Science Council approved the following changes:
- Move to a first come first served reservation process in 2011. Reservations to be confirmed by credit card or an approved account
- Implement a housing cancellation policy:
 - *Short-term reservations (1 – 14 days) must be cancelled no later than 6:00pm of the day of arrival to avoid a one night's no-show. No-shows will not be held, and will automatically be cancelled the following day.*
 - *Long-term reservations (30 days or more) require changes to be made two week's prior to the arrival/departure date. Cancellations or major changes which affect long-term reservations that are not communicated within this time period will result in a \$500 charge.*

Inventory Reduction for Housing

- Initial inventory reduction of 3 Apartment buildings, one Dorm, and 30 seasonal cottages – a reduction of 89 units in 2010
- Invested savings to improve condition and reconfigure to higher occupancy product – starting with highest demand units
- Made available off-site housing at Dowling College to address peak demand



The Residential Village is a 289-bed facility with apartments to meet individual needs. The building features a secure lobby, comfortable lounge area, recreation/fitness area, elevators, and laundry room on each floor.

60,000 SF of demolition space for SLI (\$1.7M demolition costs)

Housing Renewal – 2010 through 2012

2010

- Converted Connecting Efficiencies to Two Room Efficiencies (from 14 to 7 units)
- Refurnished above units
- Refurnished 17 One Bedroom Apartments
- Replaced the roofs on two apartment buildings

2011

- Air condition Compton House public space
- Refurnish 33 Two bedroom apartments
- Established “Handyman” position
- Exterior siding of Laundry and Recreation Bldgs.
- Replacing all propane hot water heaters with electric units

2012

- Refurnish 12 Three bedroom and 4 four bedroom apartments
- Refurnish 33 Efficiency units

At the end of FY 2012 all 105 apartments and efficiencies will be refurbished!

Renovation – 1 & 2 Bedroom Apartments

17 Units Complete / 33 Scheduled for this April



Renovation/Conversion

Connecting Efficiency to 2 Room Efficiency



14 connecting efficiencies converted to 7 private two room efficiencies