HOUSING AND DINING
COMPREHENSIVE FACILITIES PLAN

BOARD OF VISITORS UPDATE
APRIL 2022
Evolve to Excel
William & Mary will embrace change to achieve our full potential in environmental and financial sustainability, in diversity, equity and inclusion, and in operational excellence.
Value of Residential Living at W&M

- Supports the **integration of living & learning**, in both structured and organic ways
- Promotes a strong sense of **community and belonging** among students
- Provides opportunities for daily interaction among **diverse individuals** from around the world
- Encourages the **practice of democratic ideals** through student self-governance
Students who live in residence halls:

- Are more likely to **graduate**, in less time
- Are more likely to seek **advanced degrees**
- Are more **satisfied** with overall college experience
- Build stronger **relationships with classmates**
- Are more **engaged with faculty** and advisors
- Are more **involved** on campus
- Are exposed to a wider range of **ideas and cultures**
- Feel an enhanced sense of **belonging** and **connection** to the institution

*Blimling, 2020; Pascarella & Terenzini, 2005; Strayhorn, 2018; Supiano, 2020; Zeller, 2008*
Overview
Program Space Inventory

Demo / Remove
- Reves
- Willis
- Hunt
- Brown
- Yates
- Ludwell
- DuPont
Total: 2,350 Beds

Major Renovation
- Monroe
- Old Dominion
- Jefferson
Total: 454 Beds

Focused Renovation
- Barrett
- Bryan Complex
- One Tribe Place
- Graduate Complex
- Sorority Court
- Sadler Center
Total: 1,285 Beds

Renovation not Required
- Tribe Square
- Hardy
- Chandler
- Lemon
- Ludwell Apartments
Total: 991 Beds

Total: 20% Demo / Remove, 35% Major Renovation, 45% Focused Renovation, and 20% Renovation not Required.
~5,000 beds
70 individual residence halls
42% Beds with full AC and ventilation
54 average age of housing facilities (years)

~1,700 dining seats
3 primary dining locations
42 average age of dining facilities (years)

Existing Snapshot
Snapshot in Fall 2032

- ~5,000 beds
- 70 individual residence halls
- 42% Beds with full AC and ventilation
- 100% average age of housing facilities (years)
- ~1,700 dining seats
- 3 primary dining locations
- 42 average age of dining facilities (years)
How Might We . . .

- Replace the most beds in the least time?
- Target the dorms and dining facilities that are most in need of immediate attention?
- Maintain sufficient capacity to meet current and projected student need?
- Ensure ongoing maintenance to dorms that we intend to keep in service?
Sites for Redevelopment
**Phasing Strategy**

**Spring 2022**

**Phase 1**
- Lemon / Hardy +113
- New West Dining
- Old Dominion +113
- GGV (428)
- Brown (77)

**Phase 2**
- Willie (259)
- Reves (30)
- West 1 +200
- Monroe +125
- Hunt (67)

**Phase 3**
- New Property Development +200
- Campus Center (CC) +300
- Richmond Hall (178)
- One Tribe Place +354
- Richmond (176)

**Building Conditions**
- Demo / Remove
- Major Renovation Required
- Focused Renovation Required
- Reno Not Required

**Scale of Impacted Bed Counts**
- Vacate / Demolish: (2,350)
- Renovate: 1,739
- New Construction: 2,450

**Fall 2032**
1. Renovate Old Dominion and Monroe

2. Add new housing to complete Lemon-Hardy site

3. Demo Yates Hall to build West 1 Campus Housing

4. Build new West Campus Dining

5. Clear Campus Center site for new construction

6. Demo Green & Gold Village and Commons Dining
Student Priorities

Conversation with Residents

- Need for social spaces
- Quiet study space
  - With technology and whiteboards
- AV for study, practice & gaming
- Flexible social spaces / furniture
- Outdoor space for gatherings & classroom
- All-gender bathrooms, adequate sinks
- Comfortable furniture
- Care in design for accessibility
- Acoustics matter
Old Dominion – Existing Ground Floor Level
Old Dominion Concept Design – Ground Floor Level
Old Dominion Concept Design – Attic Floor
LEMON HARDY – 200 Beds

WEST CAMPUS I – 700 Beds

APPROXIMATE PROGRAM AREA TAKEOFFS:

RESIDENCE HALL
4 FLOORS: 100 BEDS
SEMI-SUITES @ 340sf/bed

RESIDENCE HALL
4 FLOORS: 400 BEDS
TRADITIONAL @ 300sf/bed

RESIDENCE HALL
3 FLOORS: 200 BEDS: 60,000sf
POTENTIAL SMALL CAFE @ GROUND FLOOR

DINING HALL
2 FLOORS: 50,000sf

RESIDENCE HALL
4 FLOORS: 200 BEDS
TRADITIONAL @ 300sf/bed

Phase I – New Construction
Phase 1 Implementation, Approach, and Impact

- Anticipated Cost: $234 million
- Leverage W&M expertise for renovation projects (Old Dominion and Monroe)
- Seek Public-Private Partnership (P3) for new construction and demolition
  - Yates Demolition (-259)
  - Lemon/Hardy Complex (+200)
  - West 1 Dorms (+700)
  - GGV Demolition (-428)
  - Commons Dining Replacement
Why consider a P3?

- Ability to move at the speed of business
- Reduces the impact on student room rates
  - Debt service for W&M-funded projects drives room rates
- Reduces impact on university’s debt capacity
- Transfers financial risk and operational costs
- Partnership approach will be key
  - Student Affairs maintains ResLife programming
  - Room pricing structure aligned w/ W&M
  - Building standards consistent w/ W&M developed projects
**PHASE 2**

1. Redevelop the Campus Ctr site for Housing, Dining, Bookstore, and Admissions
2. Redevelop Randolph site for West 2 Campus Housing
3. Vacate Ludwell Apartments
4. Redevelop Richmond Hall site & new property development
5. Upgrade systems at OTP
6. Demo Botetourt Complex

**Phasing Strategy**
WEST CAMPUS II – 400 Beds

APPROXIMATE PROGRAM AREA TAKEOFFS:

BOOKSTORE
TWO FLOORS; 15,000sf TOTAL

ADMISSIONS
TWO FLOORS; 20,000sf TOTAL

DINING HALL
GROUND FLOOR; 35,000sf

COMMONS
BRIDGES • GROUND FLOOR; 7,000sf

RESIDENCE HALL
3 FLOORS; 300 BEDS; 105,000sf
LOWER TERRACE LEVEL FACING SOUTH

RESIDENCE HALL
4 FLOORS; 100 BEDS
SEMI-SUITES @ 340sf/bed

RESIDENCE HALL
4 FLOORS; 300 BEDS
SUITES @ 400sf/bed

CAMPUS CENTER – 300 Beds
Phase 2 Implementation, Approach, and Impact

• New Campus Entrance, bridging City, CW, and W&M

• Anticipated Cost: $350M depending on programming, design and timing

• Partnership with the WMREF
  – Campus Center Development
  – Richmond Hall replacement
  – Future property development

• P3 for West Campus 2
PHASE 3

1. Develop West 3 Campus Housing (site TBD)

2. Renovate residence halls in need of targeted replacements and upgrades (Barrett, Jefferson, Bryan, Sorority Complex)

3. Renovate Graduate Complex apartments

4. Demolish Dupont Hall
Phase 3 Implementation, Approach, and Impact

• Anticipated Cost: $100- $200M depending on programming, design and timing

• P3 for West Campus 3

• W&M focus on continued renovation of dorms remaining in inventory

• No substantive net change in beds from Fall 2022
  – Ability to scale up/down based on demand in out phases
Overview
Program Space Inventory

- New
  - New Lemon Hardy
  - West 1
  - New Property Development
  - Campus Center
  - West 2
  - Richmond Hall Replacement
  - West 3
  - Total: 2,450 Beds

- Recently Renovated
  - Monroe
  - Old Dominion
  - Jefferson
  - Sorority Court
  - Barrett
  - Graduate Complex
  - Bryan Complex
  - One Tribe Place
  - Total: 1,285 Beds

- Renovation not Required
  - Tribe Square
  - Hardy
  - CW House
  - Chandler
  - Landrum
  - Lemon
  - Fraternity Housing
  - Total: 991 Beds

Conditions Assessment at End of Phase 3

50% 30% 20%
Completion of the Plan in Fall 2032

- ~5,000 beds
- 55 individual residence halls
- 100% Beds with full AC and ventilation
- ~1,700 dining seats
- 3 primary dining locations
- 10 average age of dining facilities (years)
- 10 average age of housing facilities (years)
Upcoming BOV Actions

- Endorse Housing & Dining Comprehensive Facilities Plan
- Approve Ph. 1 projects
- Update Capital Plan
- Approve P3 use, ground lease, related terms as needed

- APRIL 2022
- SEPTEMBER 2022
- FALL 2022 – FALL 2023
Discussion and Questions