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 Pl., Graduate Complex, Sorority Court Sadler Center
  - Total: 1,285 Beds

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

- **Overview**:
  - **Demo / Remove**
    - Reves, Richmond Hall
    - Willis, Randolph Complex
    - Hunt, Botetourt Complex
    - Brown, Green & Gold Village
    - Yates, Commons Dining
    - Ludwell, Campus Center
    - Total: 2,350 Beds
  - **Major Renovation**
    - Monroe
    - Old Dominion
    - Jefferson
    - Total: 454 Beds
  - **Focused Renovation**
    - Barrett
    - Bryan Complex
    - One Tribe Pl.
    - Graduate Complex
    - Sorority Court
    - Sadler Center
    - Total: 1,285 Beds
  - **Renovation not Required**
    - Tribe Square
    - Hardy
    - CW House
    - Chandler
    - Lemon
    - Fraternity Housing
    - Total: 991 Beds
~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)
Snapshot in Fall 2032

- ~5,000 beds
- 70 individual residence halls
- ~1,700 dining seats
- 3 primary dining locations
- 42% Beds with full AC and ventilation
- 100% 100%
- 54 average age of housing facilities (years)
- 10 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?
Spring 2022

Phasing Strategy

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

PHASE 1
- New CC Dining
- Old Dominion +113
- GGV (428)
- Brown (77)
- Richmond Hall REPL +230
- One Tribe Place +354
- Ludwell (268)
- Bryan Complex +269
- Dupont (276)
- PHASE 2
- New Property Dev. +200
- Campus Center (CC) +300
- New CC Dining
- PHASE 3
- Sorority Court +149
- Jefferson +168
- Barrett +167
- Grad Complex +233
- Botetourt (387)
- PHASE 1
- Demolition
- Renovation
- New Construction
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
Old Campus Renovations

Old Dominion Hall

Monroe Hall
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

Child and Family Studies Center

Building Common Space
Circulation
Student Double / Triple
Student Single
RA / Staff Apartment
Common Bath
Staff Offices
Unexcavated
Old Dominion Concept Design – Ground Floor Level
Old Dominion – Existing Attic Floor
Phase I – New Construction

LEMON HARDY – 200 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; 80,000sf
POTENTIAL SMALL CAFE @ GROUND FLOOR

DINING HALL
2 FLOORS; 50,000sf

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

WEST CAMPUS I – 700 Beds
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
WEST CAMPUS II – 400 Beds

CAMPUS CENTER – 300 Beds

APPROXIMATE PROGRAM AREA TAKEOFFS:

BOOKSTORE
TWO FLOORS; 15,000sf TOTAL

ADMISSIONS
TWO FLOORS; 20,000sf TOTAL

DINING HALL
GROUND FLOOR; 35,000sf

COMMINS
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

Phase II – New Construction
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
Conditions Assessment at End of Phase 3

**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
Completion of the Plan in Fall 2032

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

- **Endorse Housing & Dining Comprehensive Facilities Plan**
  - **APRIL 2022**

- **Approve Ph. 1 projects Update Capital Plan**
  - **SEPTEMBER 2022**

- **Approve P3 use, ground lease, related terms as needed**
  - **FALL 2022 – FALL 2023**
Discussion and Questions