

FRATERNITY HOUSING COMPLEX

SITE SELECTION

PURPOSE

In order to affirm and strengthen fraternity life as an important William & Mary tradition, we seek to create living environments that advance the highest and historic values of fraternities and that members, alumni, and the College as a whole will respect and appreciate.

- members
- respect and

PROJECT GOALS

- Reaffirm and strengthen importance of fraternity system.
- Create a “culture of respect” among members, alumni and guests for the houses.
- Establish a culture of ownership by members and house corporations which enables long-term facility management.
- Promote Fraternity self-governance and accountability.
- Build community with other organizations
- Design houses that are inviting and welcoming, creating a desire to live in the houses
- Design sustainable houses and sites
- Design houses that can accommodate approximately 200 beds
- Celebrate William & Mary as the birthplace of U.S. Fraternities

SITE NEEDS

- Site selection must accommodate both physical requirements and emotional needs
- Site must accommodate 11 houses and space to develop community as well as fire, pedestrian and service access
- Site must be parking neutral

SITE SELECTION CRITERIA

Physical

Size

Shape

Expansion Capacity

Displace Current Use

Displace Utilities

Utility Access

Topography

CPB Buffer

Sustainability

Comparative Cost

Emotional

Near Student Center

Near Commons Dining Hall

Near Recreation

Proximity to Campus Core

Visibility & Identity

Town/Gown issues

Existing Woods

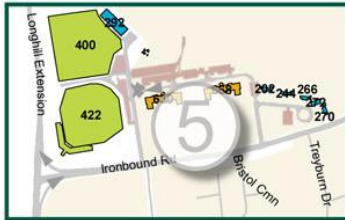
ARCHITECTURAL PROGRAM



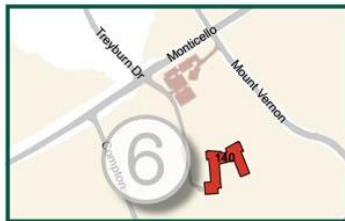
Individual
Houses

Each House = 6617 SF

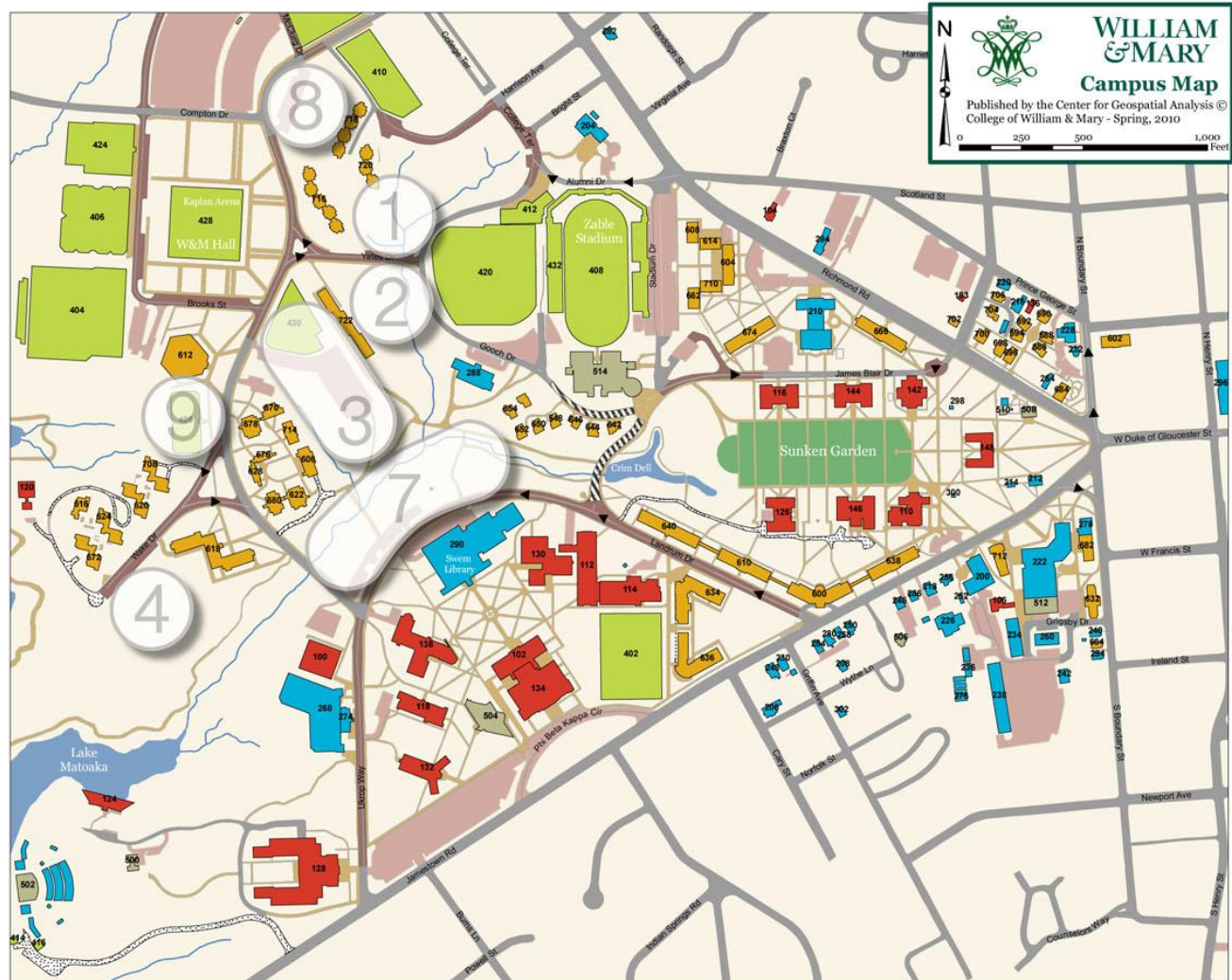
SITE ANALYSIS



A Dillard Complex & Plumeri Park



B School of Education



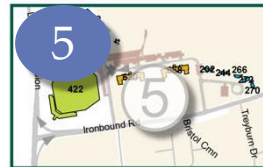
SITE ANALYSIS

- The 9 sites were ranked, relative to each other, on physical and emotional criteria established with the building committee.
- Rankings ranged from poor to excellent for each of the 10 physical and 7 emotional criteria.

SITE MATRIX - RANKINGS

	Site Designation								
	1	2	3	4	5	6	7	8	9
Physical Considerations	-8	-8	12	5	7	3	-13	11	-6
Emotional Considerations	9	9	11	1	-10	-13	5	9	6
Subtotal	1	1	23	6	-3	-10	-8	20	0
Site Ranking	6	6	1	3	5	8	7	2	4

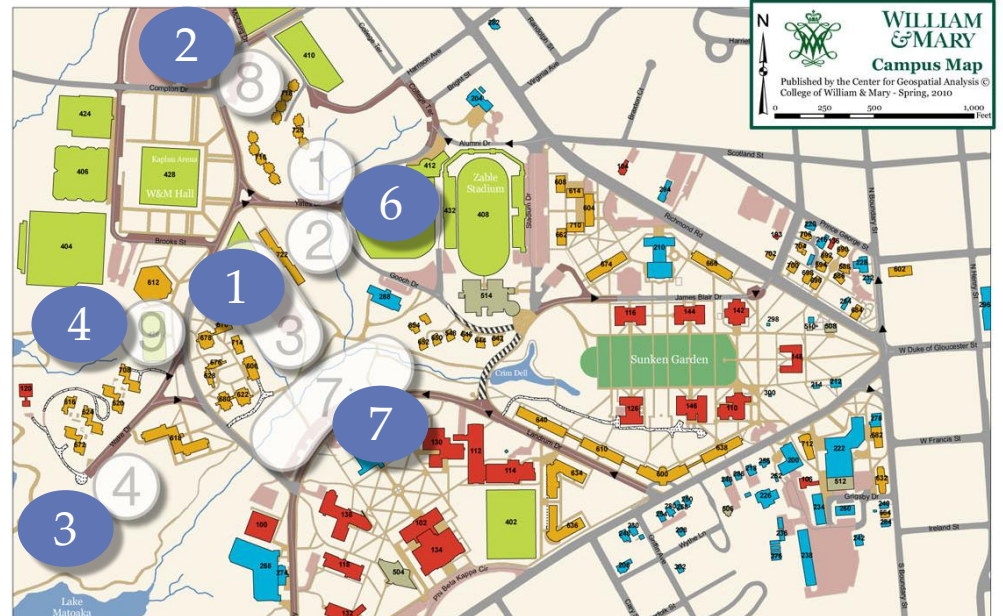
Site Ranking



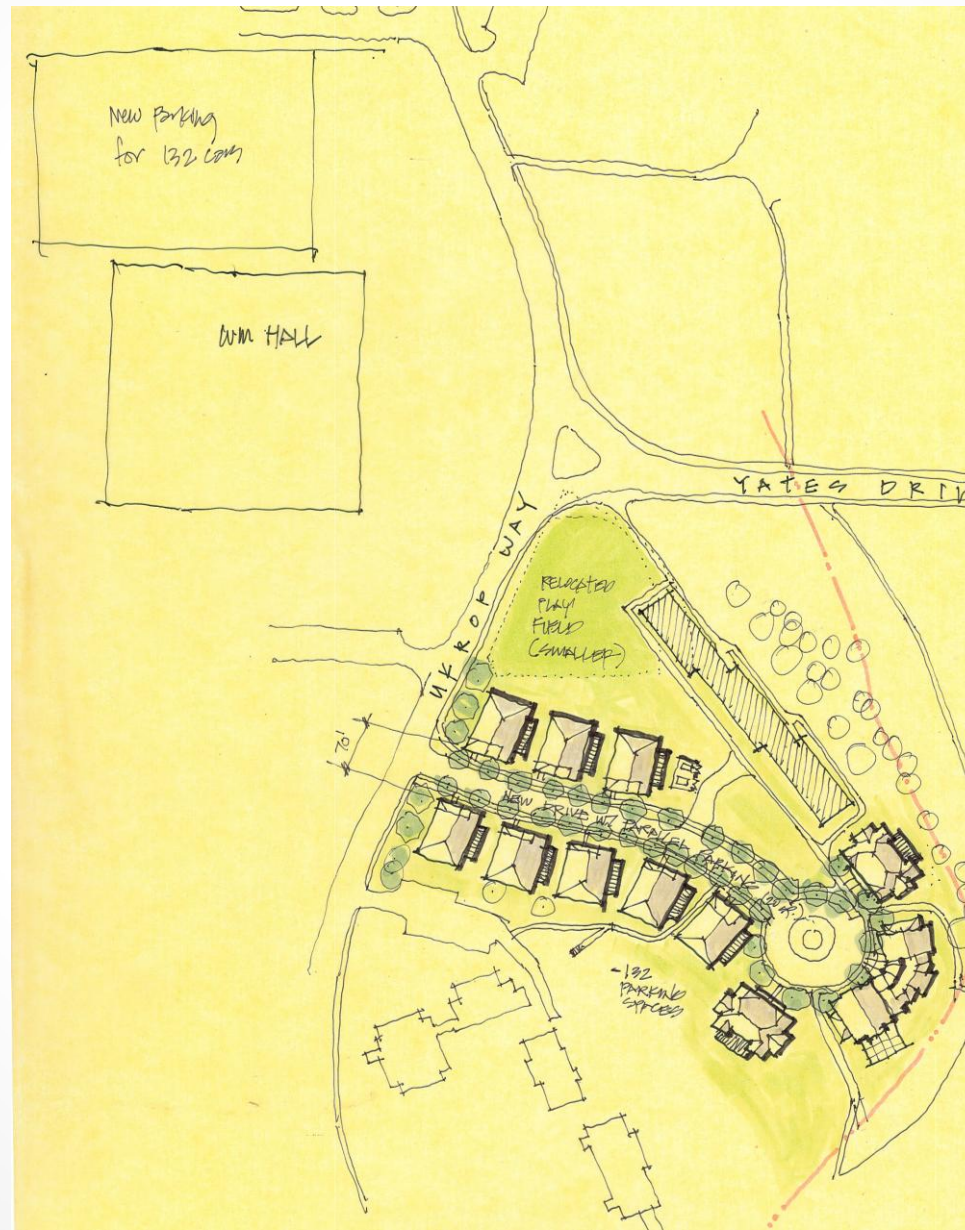
A Dillard Complex & Plumeri Park



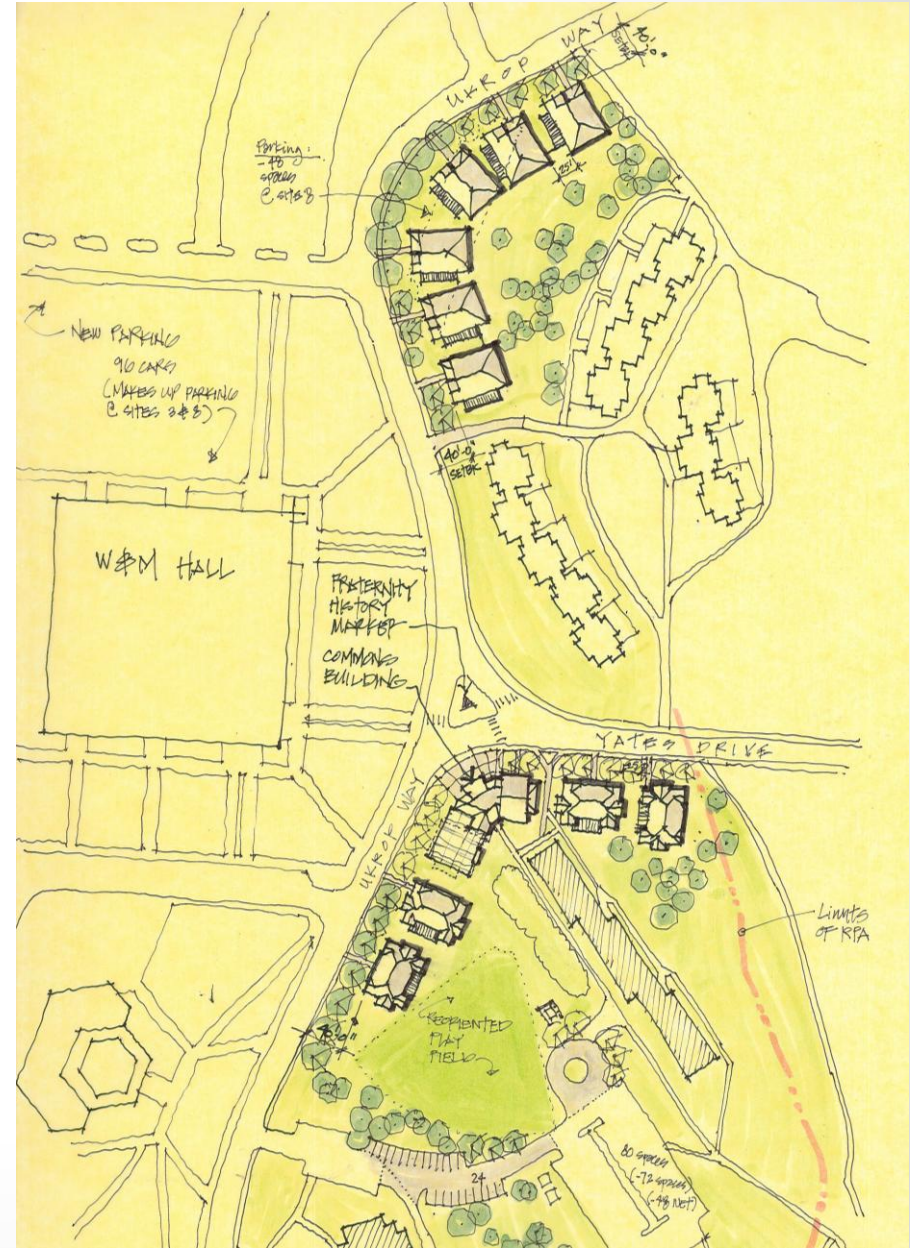
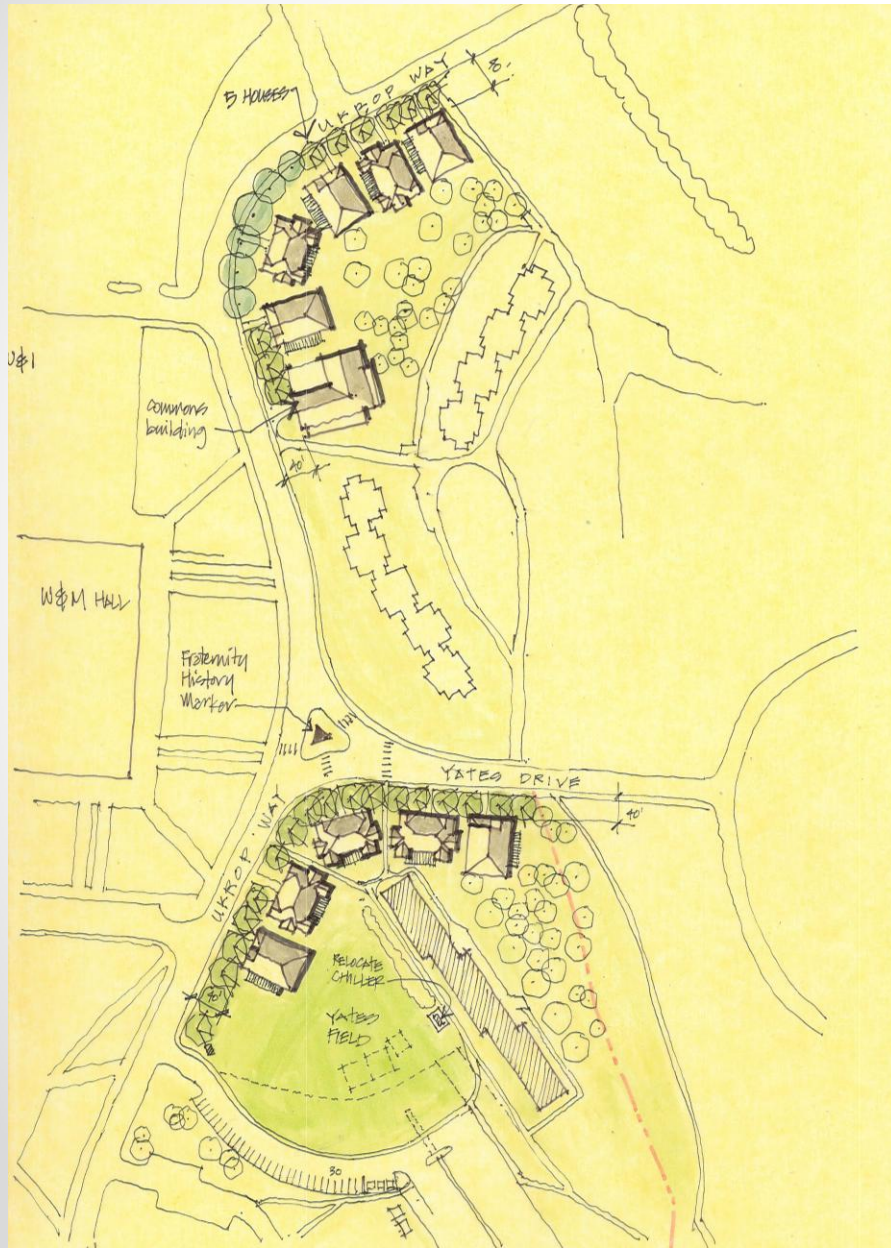
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SITE PLAN OPTIONS – SITE 3



SITE PLAN OPTIONS – SITE 3 & 8



PROPOSED SITE PLAN – SITE 3&8



SITE CONCEPT AERIAL ILLUSTRATION



SIX YEAR CAPITAL PLAN

2012-2014

	2012 - 2014 Capital Program Request		General	Non-General	TOTAL	Prior
Priority	Project	Fund	Funds	Funds	Project Request	Appropriations
1a	Maintenance Reserve	0100	\$3,740,000	\$0	\$3,740,000	
2	Construct: Thermal Storage Facility	0100	\$3,500,000	\$0	\$3,500,000	
3	Improve: Lake Matoaka Dam Spillway	0100	\$4,500,000	\$0	\$4,500,000	
4	Renovate: Tucker Hall	0100	\$12,121,000	\$0	\$12,121,000	\$563,500
5	Construct: Integrated Science Center, Phase 3	0100	\$85,000,000	\$0	\$85,000,000	\$2,300,000
6	Improve: Campus Storm Water Infrastructure	0100	\$2,000,000	\$0	\$2,000,000	
7	Renovate: Tyler Hall	0100	\$16,364,000	\$0	\$16,364,000	
8	Design: Arts Complex, Phase 1	0100	\$250,000	\$0	\$250,000	\$11,380,000
9	Design: IT Data Center	0100	\$250,000	\$0	\$250,000	
10	Construct: Monticello/Compton Pedestrian Pathways	0100	\$1,950,000	\$0	\$1,950,000	
11	Renovate: Brafferton & Brafferton Kitchen	0100/0302	\$2,900,000	\$1,600,000	\$4,500,000	
12	Improve: Auxiliary Facilities	0815	\$0	\$12,000,000	\$12,000,000	
13	Renovate: Dormitories	0813	\$0	\$5,000,000	\$5,000,000	
	2012-2014 Biennium Totals		\$132,575,000	\$18,600,000	\$151,175,000	\$14,243,500

2014 - 2016

	2014 - 2016 Capital Program Request		General	Non-General	TOTAL	Prior
Priority	Project	Fund	Funds	Funds	Project Request	Appropriations
1b	Maintenance Reserve	0100	\$3,830,000	\$0	\$3,830,000	
14	Construct: Landrum Drive Pump Station	0100	\$8,000,000	\$0	\$8,000,000	
15	Design & Construct: Arts Complex, Phase 2	0100/0302	\$50,000,000	\$45,000,000	\$95,000,000	
16	Design & Construct: IT Data Center	0100	\$42,000,000	\$0	\$42,000,000	
17	Improve: Ewell Hall Infrastructure	0100	\$5,300,000	\$0	\$5,300,000	
18	Improve: Blow Hall Roof & Windows	0100	\$8,200,000	\$0	\$8,200,000	
19	Improve: Accessibility Infrastructure	0100	\$3,000,000	\$0	\$3,000,000	
20	Renovate: Facilities Maintenance Shops	0100	\$16,900,000	\$0	\$16,900,000	
21	Construct: Campus Fire Safety Water System	0100	\$4,000,000	\$0	\$4,000,000	
22	Renovate: Dormitories	0813	\$0	\$3,500,000	\$3,500,000	
	2014-2016 Biennium Totals		\$141,230,000	\$48,500,000	\$189,730,000	

2016 - 2018

	2016 - 2018 Capital Program Request		General	Non-General	TOTAL	Prior
Priority	Project	Fund	Funds	Funds	Project Request	Appropriations
1c	Maintenance Reserve	0100	\$5,178,000	\$0	\$5,178,000	
23	Construct: Arts Complex, Phase 3	0100	\$40,000,000	\$0	\$40,000,000	
24	Renovate: Jones Hall	0100	\$31,617,000	\$0	\$31,617,000	
25	Construct: Population Lab	0100	\$5,762,000	\$0	\$5,762,000	
26	Improve: Adair Hall	0100	\$8,435,000	\$0	\$8,435,000	
27	Renovate: Morton Hall	0100	\$33,200,000	\$0	\$33,200,000	
28	Renovate: Washington Hall	0100	\$22,700,000	\$0	\$22,700,000	
29	Improve: Lake Matoaka	0100	\$5,850,000	\$0	\$5,850,000	
30	Renovate: William and Mary Hall Infrastructure	0815	\$0	\$28,022,000	\$28,022,000	
31	Improve: Athletic Facilities	0815	\$0	\$8,202,000	\$8,202,000	
32	Renovate: Dormitories	0813	\$0	\$3,500,000	\$3,500,000	
33	Renovate and Construct: Student Health Center	0815	\$0	\$9,400,000	\$9,400,000	\$900,000
	2016-2018 Biennium Totals		\$152,742,000	\$49,124,000	\$201,866,000	\$900,000