



WILLIAM & MARY

CHARTERED 1693

HOUSING AND DINING COMPREHENSIVE FACILITIES PLAN

BOARD OF VISITORS UPDATE

APRIL 2022





WILLIAM & MARY
VISION 2026

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
- Landrum
- Lemon
- Fraternity Housing
- Total: 991 Beds**

45%

35%

20%





~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)



~5,000

beds



~~70~~ **55**

individual
residence halls



~~42%~~ **100%**

Beds with full AC
and ventilation



~~54~~ **10**

average age of housing
facilities (years)



~1,700

dining seats



3

primary dining
locations

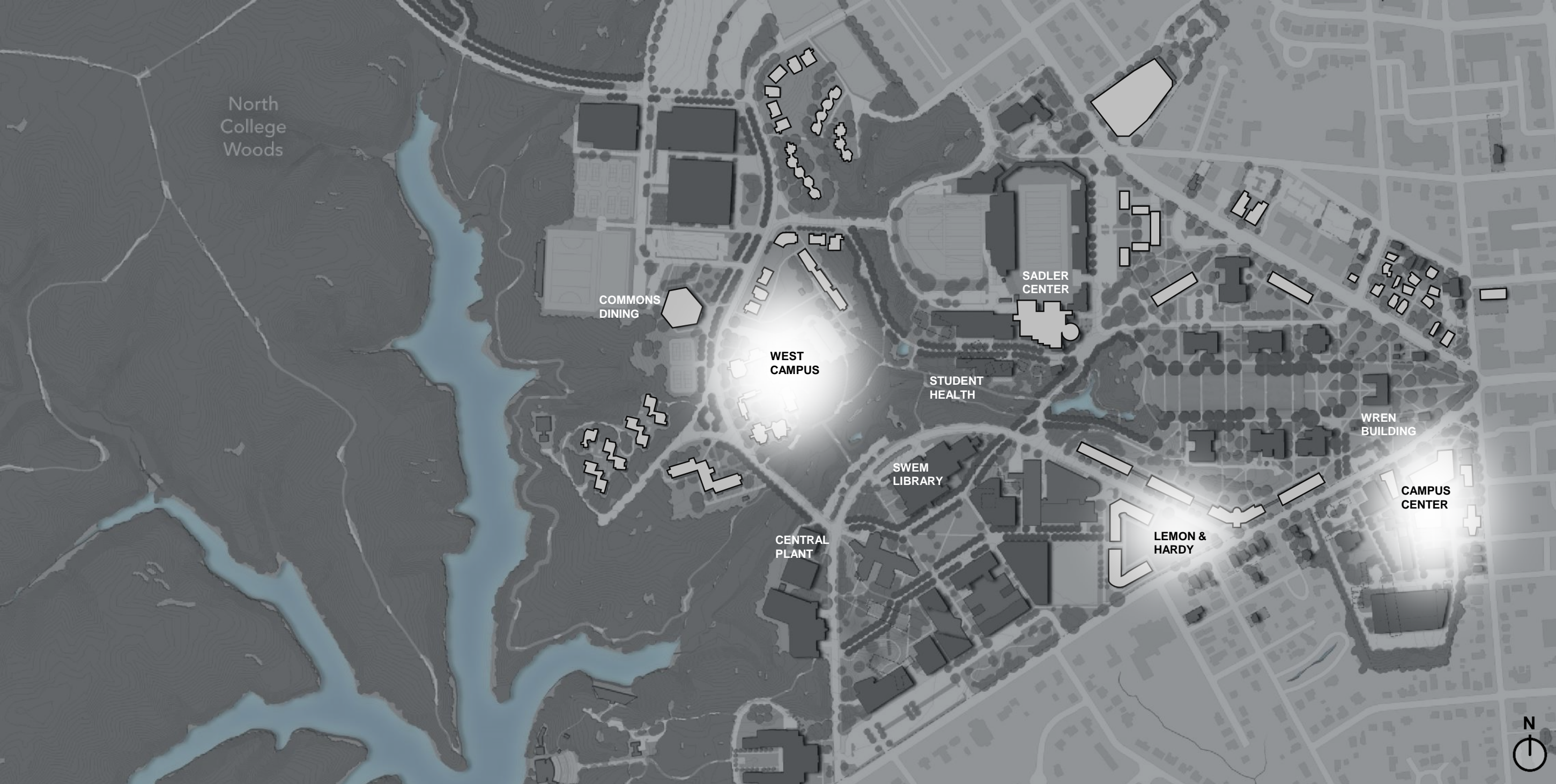


~~42~~ **10**

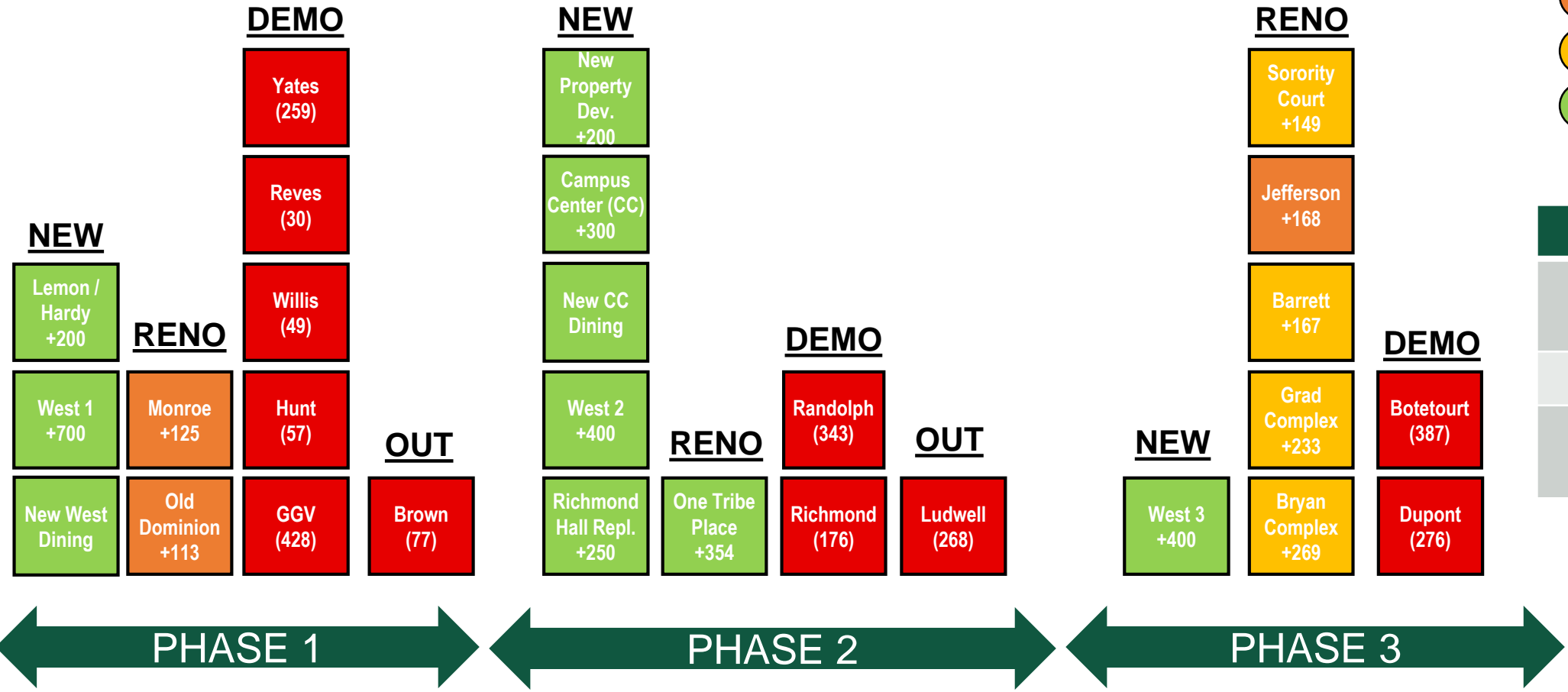
average age of dining
facilities (years)

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?



Sites for Redevelopment



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

Spring 2022

Fall 2032

PHASE 1

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





Monroe Hall

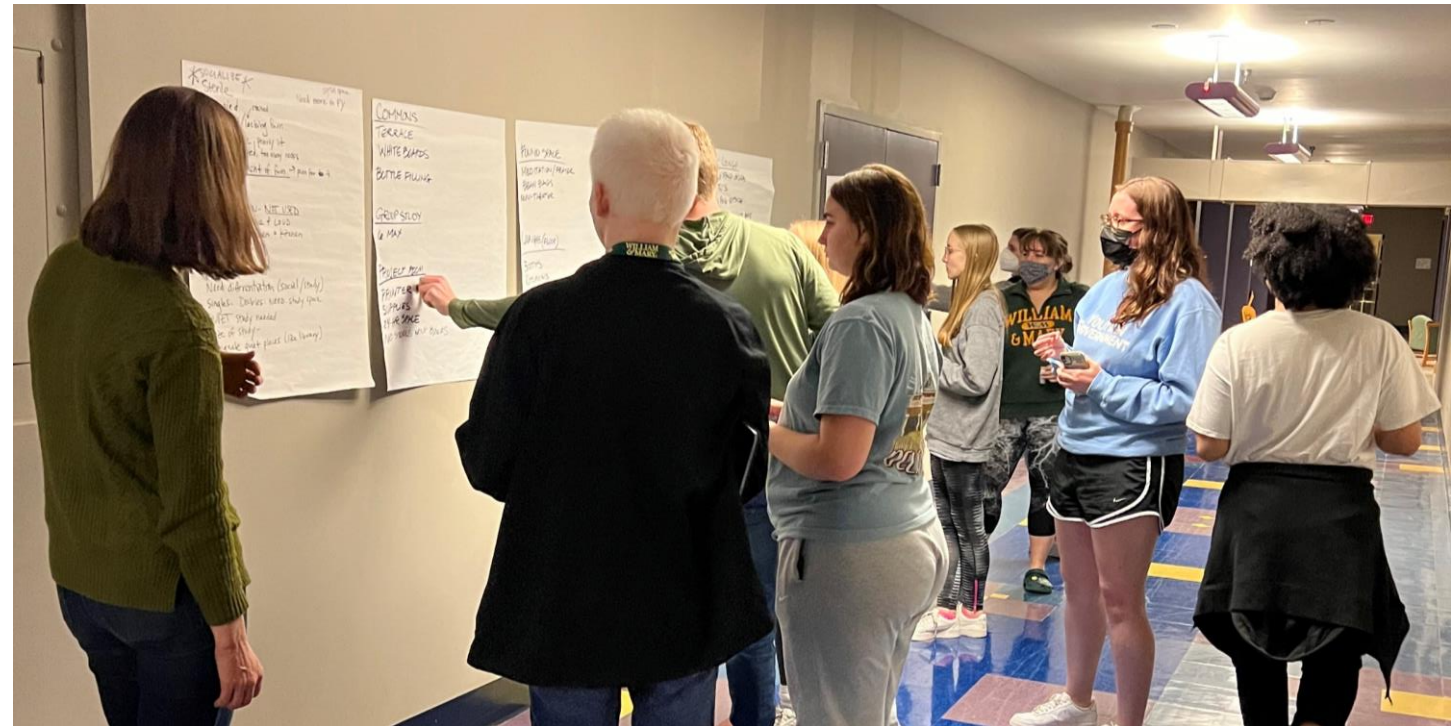
Old Dominion Hall

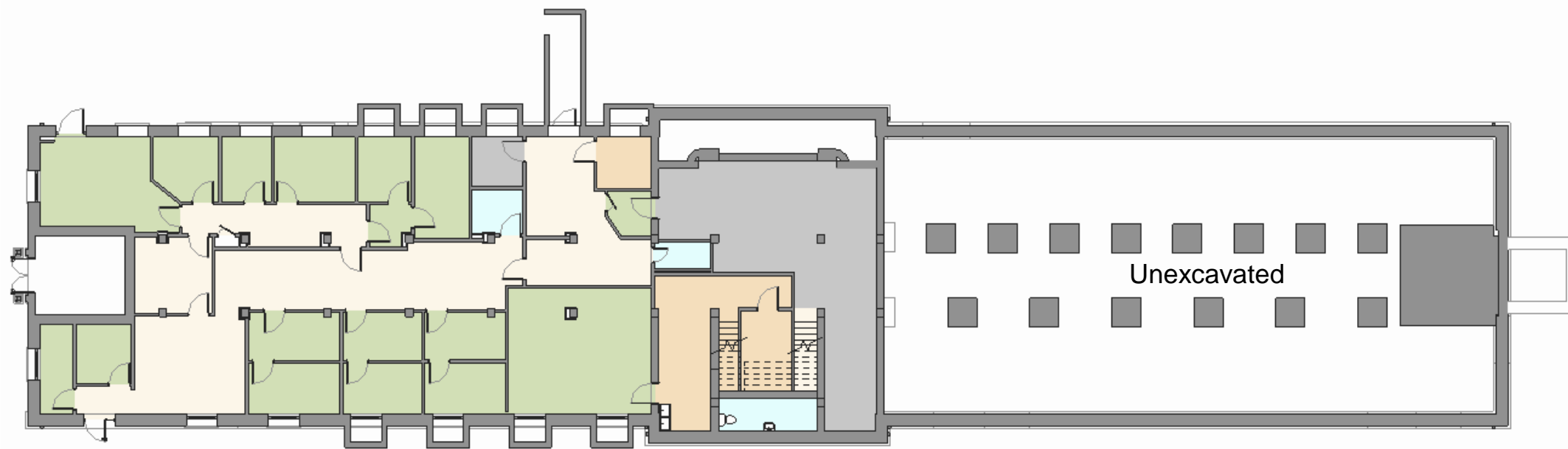


Student Priorities

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



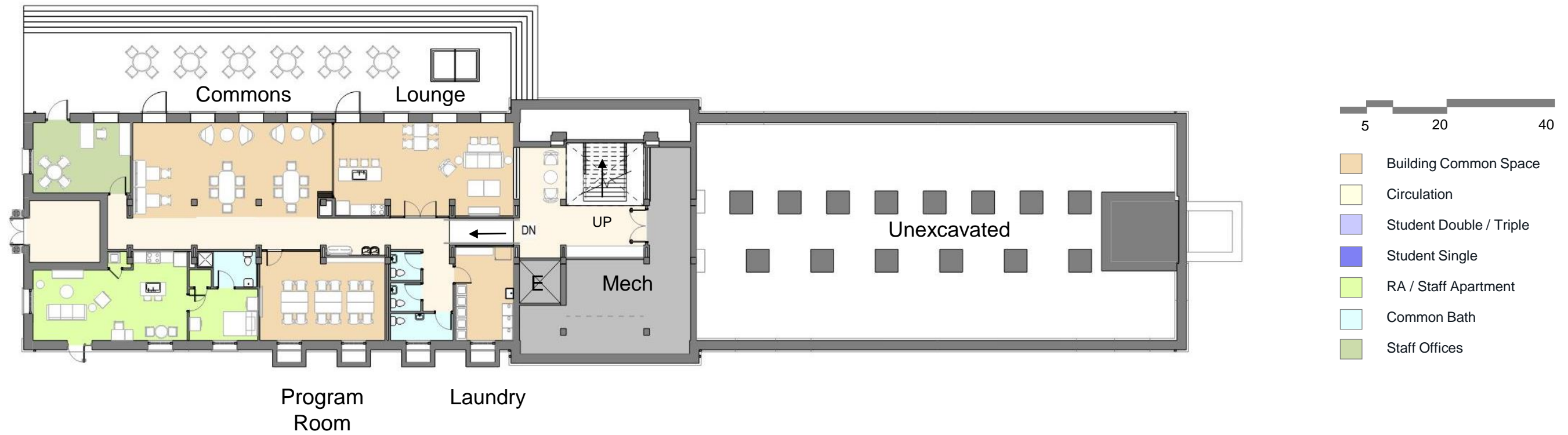


- 5 20 40
- Building Common Space
 - Circulation
 - Student Double / Triple
 - Student Single
 - RA / Staff Apartment
 - Common Bath
 - Staff Offices

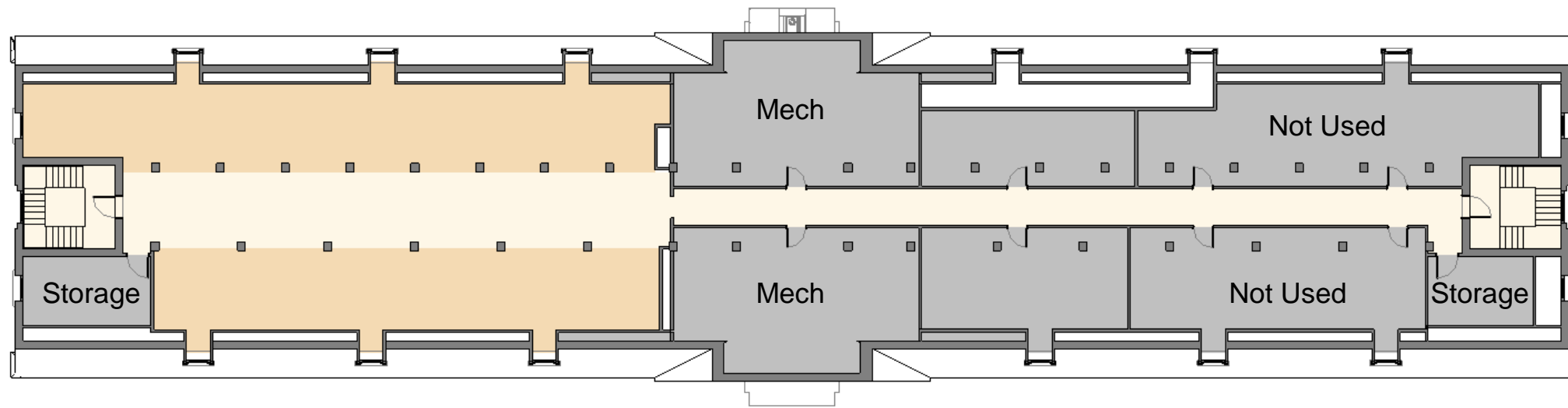
Child and Family Studies Center



Old Dominion – Existing Ground Floor Level



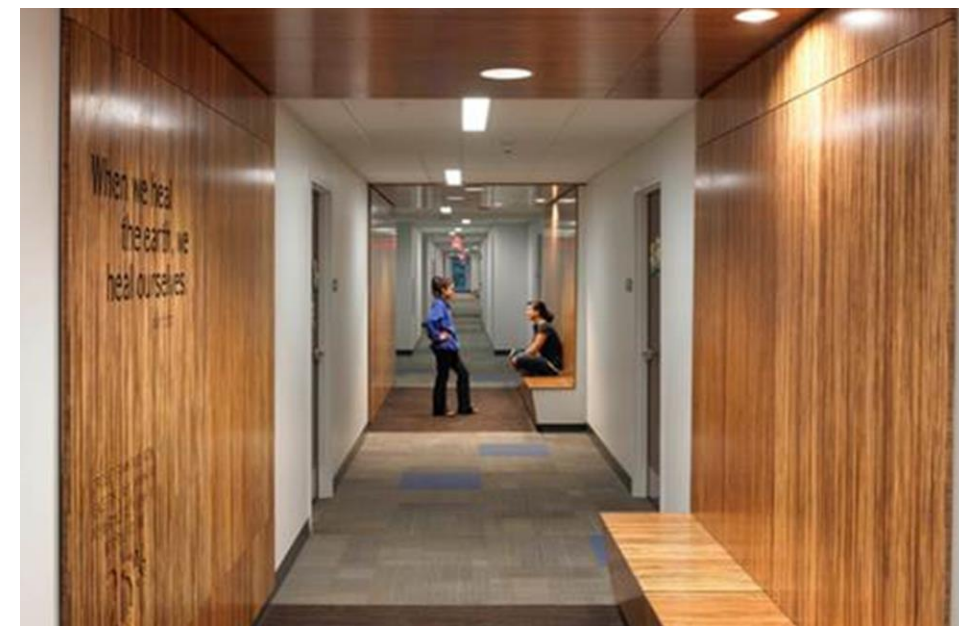
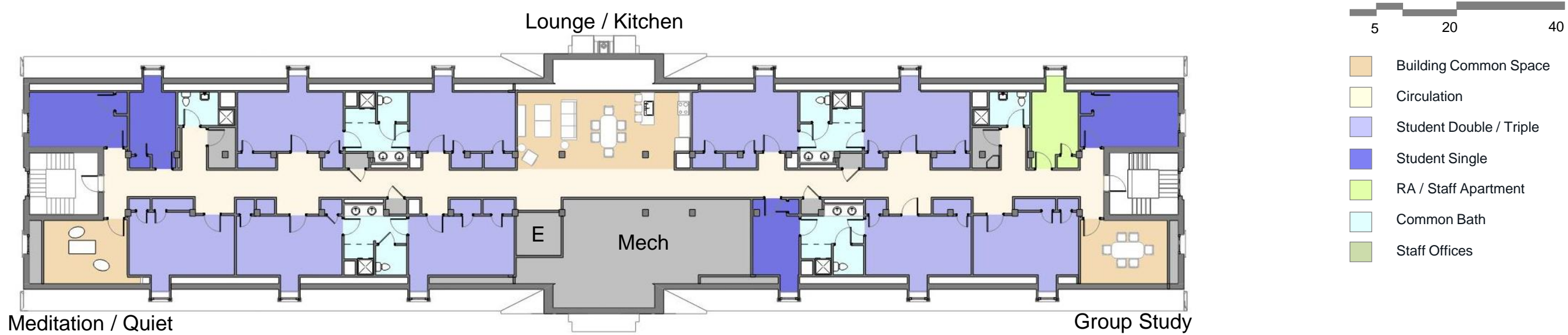
Old Dominion Concept Design – Ground Floor Level



- 5 20 40
- Building Common Space
 - Circulation
 - Student Double / Triple
 - Student Single
 - RA / Staff Apartment
 - Common Bath
 - Staff Offices



Old Dominion – Existing Attic Floor



Old Dominion Concept Design – Attic Floor

LEMON HARDY – 200 Beds



APPROXIMATE PROGRAM AREA TAKEOFFS:

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

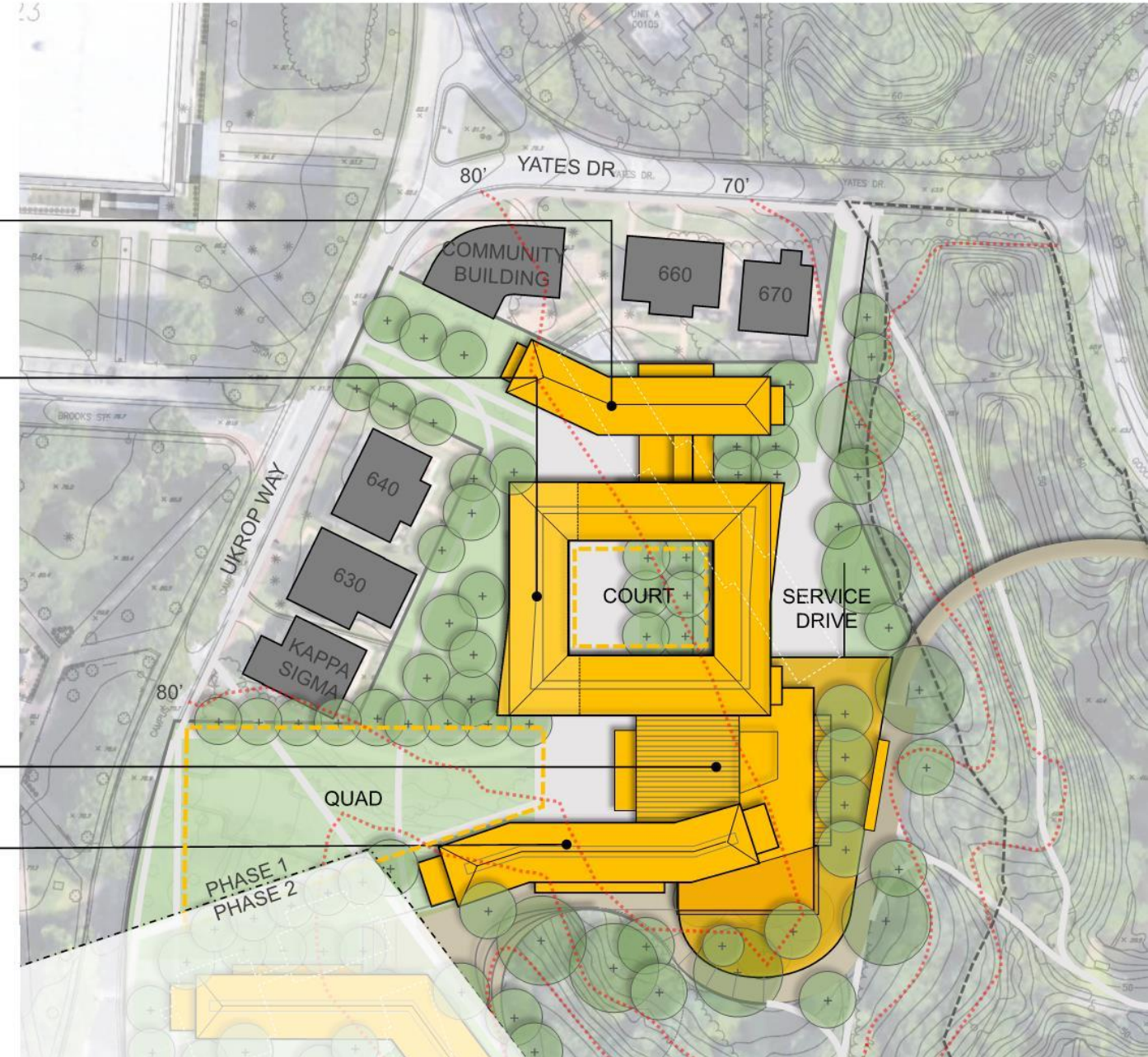
RESIDENCE HALL
4 FLOORS; 400 BEDS
TRADITIONAL @ 300sf/bed

RESIDENCE HALL
3 FLOORS; 200 BEDS; 60,000sf
POTENTIAL SMALL CAFÉ @
GROUND FLOOR

DINING HALL
2 FLOORS; 50,000sf

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

WEST CAMPUS I – 700 Beds



Phase I – New Construction

Phase 1 Implementation, Approach, and Impact

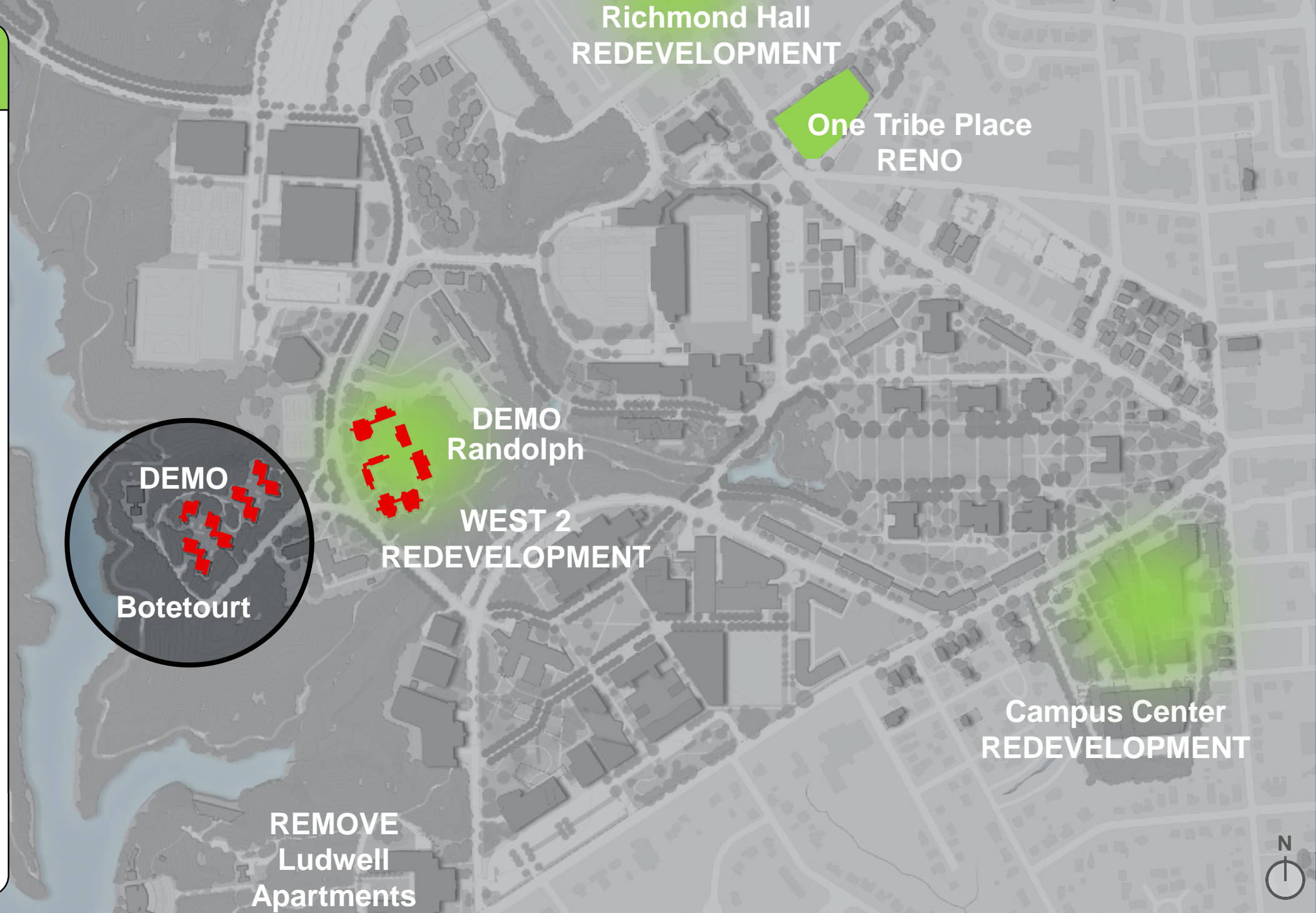
- Anticipated Cost: \$234 million
- Leverage W&M expertise for renovation projects (Old Dominion and Monroe)
- Seek Public-Private Partnership (P3) for new construction and demolition
 - Yates Demolition (-259)
 - Lemon/Hardy Complex (+200)
 - West 1 Dorms (+700)
 - GGV Demolition (-428)
 - Commons Dining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



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

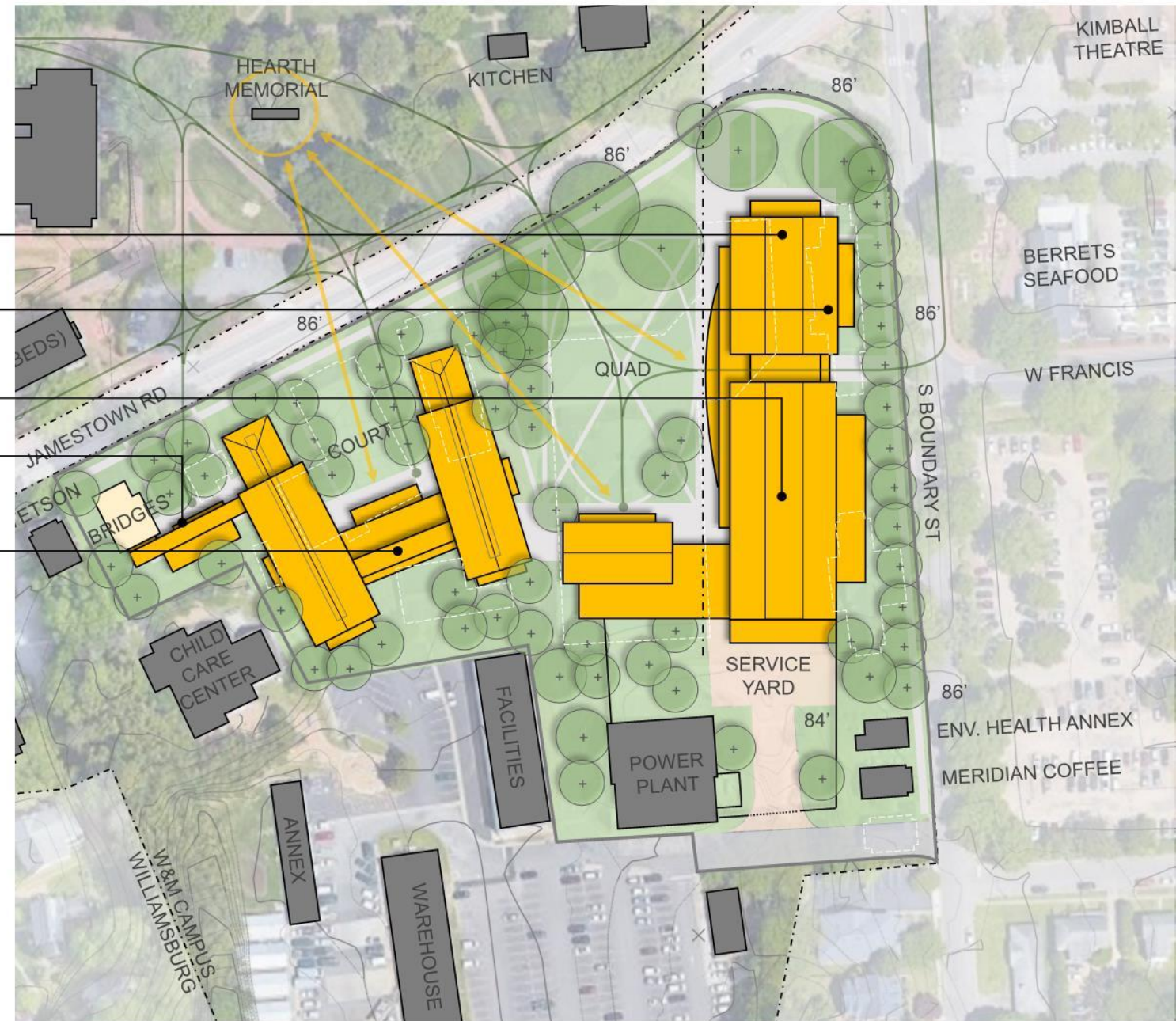
COMMONS
BRIDGES + GROUND FLOOR;
7,000sf

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 II – New Construction



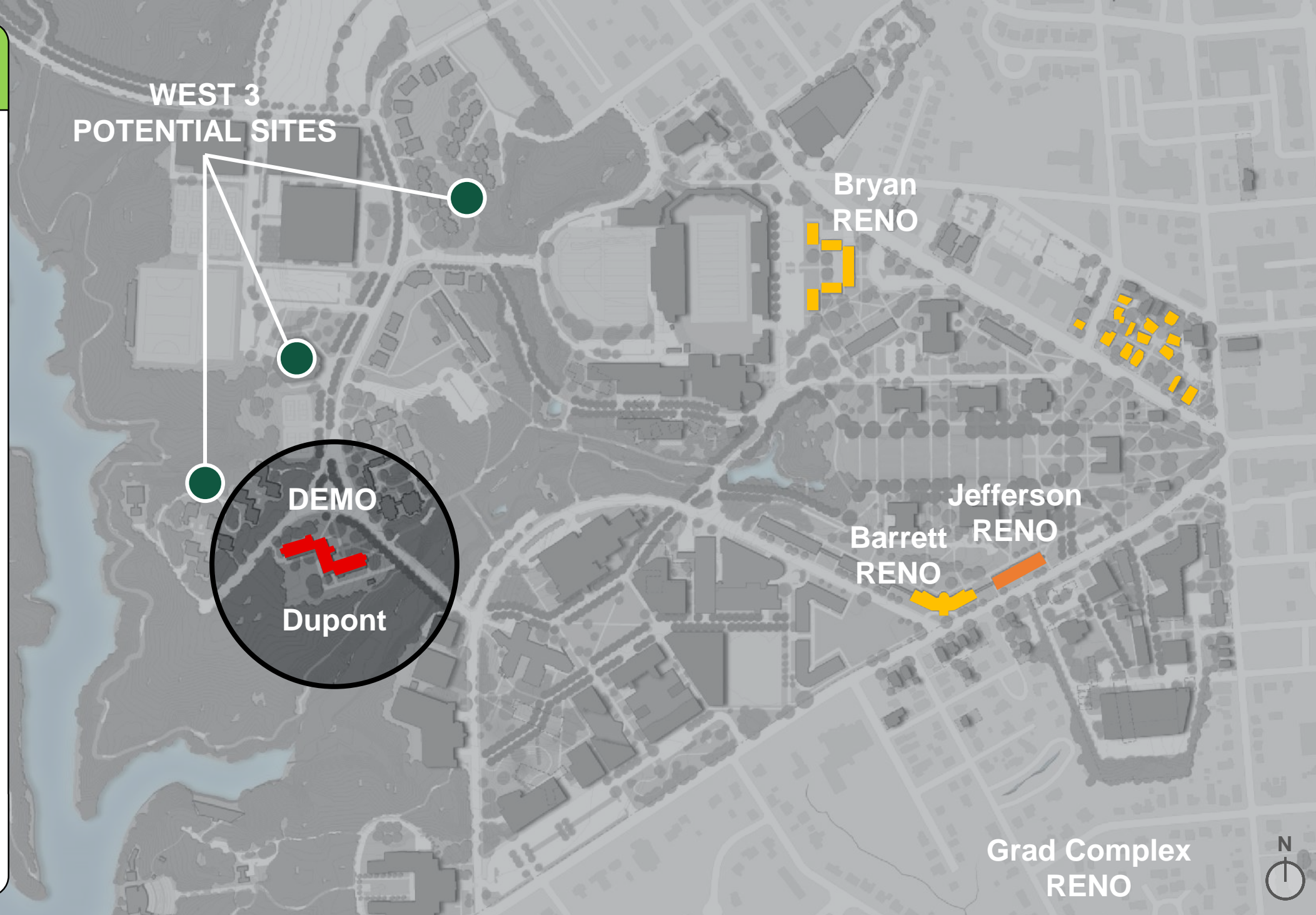
West Woods Conceptual Massing

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**



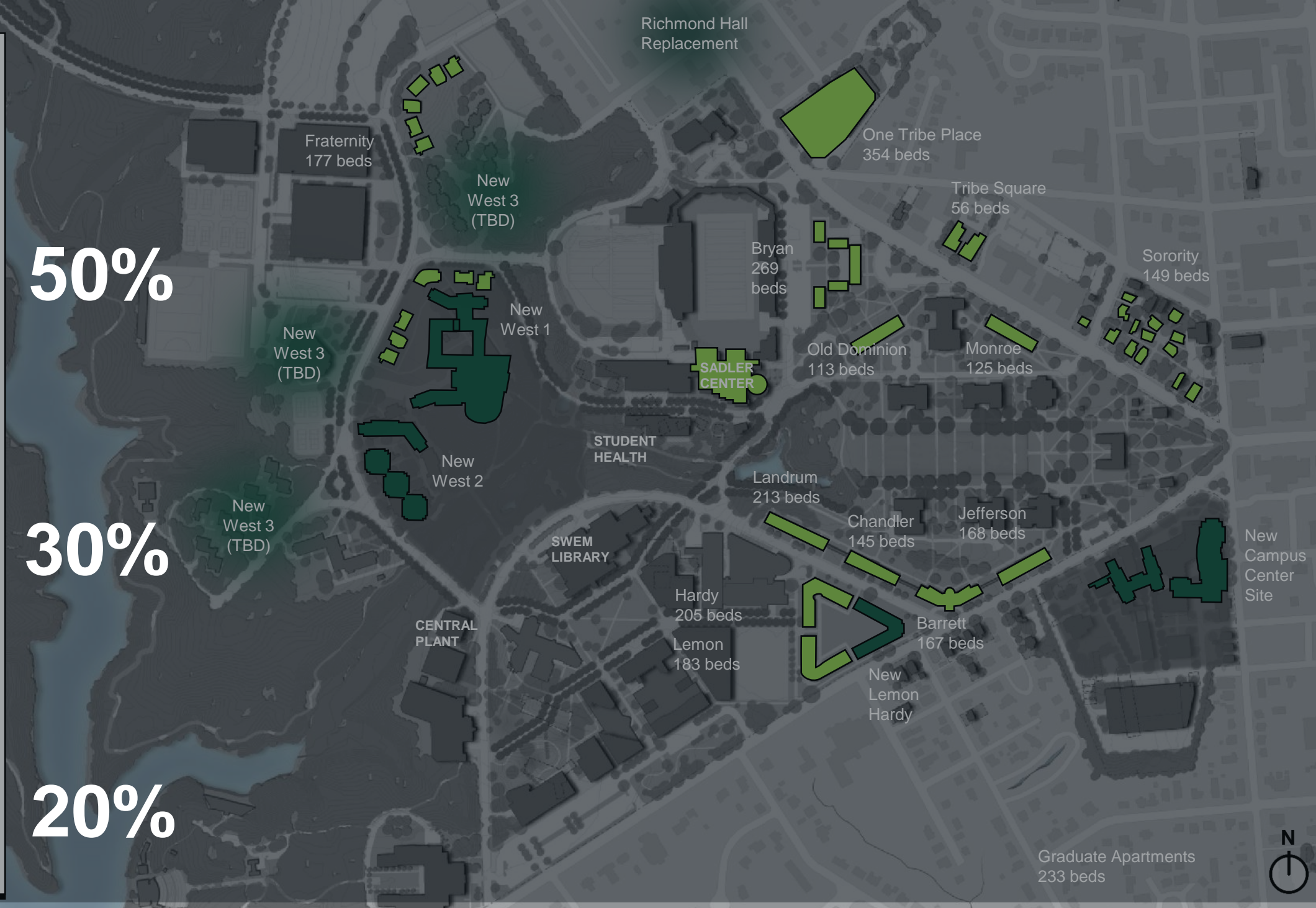
Renovation not Required

- Tribe Square Hardy
- CW House
- Chandler
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- Lemon
- Fraternity Housing
- Total: 991 Beds**

50%

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~1,700

dining seats



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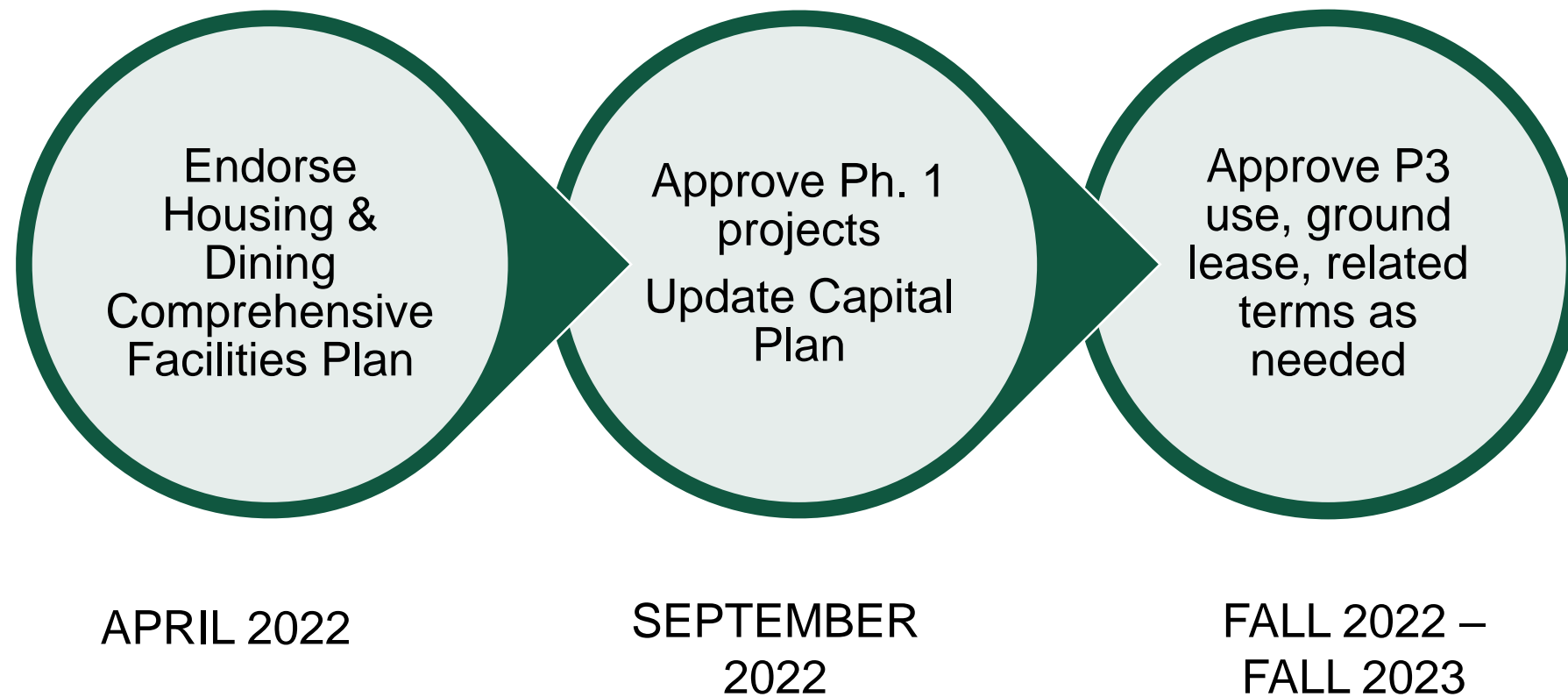


10

average age of dining
facilities (years)

Completion of the Plan in Fall 2032

Upcoming BOV Actions



Discussion and Questions