Greek Housing Prototypes
REPLACEMENT
GREEK HOUSING
March 28, 2012
Agenda

**Welcome & Overview** – Chris Bullins, Assoc. Dean of Students, BGSU

**Workshop Context** – Fred Pierce, CEO, Pierce Education Properties

- Correlation of Chapter Size to Bed Capacity/Common Area Space
- Greek Unit Prototype Floor Plans
- Determining Replacement Greek Housing Program
- Chapters Complete Housing Preferences Form
- Density & Massing: Mixture of Product Type & Site Yields (future step)

**Presentation of Greek Unit Prototypes** – David Owens/Kristen Kubera, TK&A

**Next Steps/Housing Forms/Future Meetings** – Chris Bullins/Steve Krakoff, BGSU
Phase I Overview

October 2010 through June 2011

• “Getting Smart” Phase
• Understanding BGSU’s chapter membership trends within the context of national and peer data
• Examine construction models of newer Greek housing projects from other campuses
• Assess BGSU’s current Greek housing stock to determine conditions and continued viability
Phase I Outcomes

• BGSU has experienced significant declines in average chapter sizes throughout the past 10 years resulting in many small organizations

• Construction costs coupled with student expectations have resulted in emerging facility prototypes that are higher density for cost-effectiveness

• BGSU’s current facilities would require significant renovations that would be too costly and yet still not provide amenities students demand - therefore new construction is warranted
Phase II Overview

July 2011 through Present

• “Develop a proposal for BGSU” Phase
• Engage students, alumni, and national staff/volunteers
• Educate constituents about the relationship between chapter size, beds and common space, and construction prototypes
• Conduct massing and density studies as well as price analysis for the various prototypes
• Recommend a course of action to the BGSU Board of Trustees
Phase II Outcomes

- Collected focus group and survey data to understand student needs/expectations
- Hosted constituent meetings/conversations with local alumni and national staff/volunteers
- Launched a comprehensive website presence and Facebook page for the project and advertised them via an email blast
- Developed initial recommendations concerning beds and common space allocations as well as the corresponding prototypes that could accommodate those options
BGSU Replacement Greek Housing
Correlation of Chapter Size to Bed Capacity, Common Space, Product Type

<table>
<thead>
<tr>
<th>Organization Size</th>
<th>No. of Chapters</th>
<th>Current Members</th>
<th>Bed Capacity Range</th>
<th>Chapter Room Size (sf)</th>
<th>Applicable Product Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Organizations</td>
<td>10</td>
<td>61 - 75</td>
<td>16 - 26</td>
<td>1,000-1,500</td>
<td>Free-Standing Chapter House; Auburn-style Facility</td>
</tr>
<tr>
<td>Medium Organizations</td>
<td>4</td>
<td>51 - 59</td>
<td>12 - 18</td>
<td>750</td>
<td>Free-Standing Chapter House; Auburn-style Facility</td>
</tr>
<tr>
<td>Small Organizations</td>
<td>15</td>
<td>20 - 43</td>
<td>8 - 12</td>
<td>500</td>
<td>Free-Standing Chapter House; Auburn-style Facility</td>
</tr>
<tr>
<td>Very Small Organizations</td>
<td>9</td>
<td>8 - 19</td>
<td>3</td>
<td>200 - 250</td>
<td>Townhome Units (Emory-style); Beds in Founders Hall</td>
</tr>
<tr>
<td>Smallest Organizations</td>
<td>4</td>
<td>1 - 5</td>
<td>N/A</td>
<td>200 - 250</td>
<td>Beds in Founders Hall</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td><strong>42</strong></td>
<td><strong>1 - 75</strong></td>
<td><strong>3 - 26</strong></td>
<td><strong>200 - 1,500</strong></td>
<td></td>
</tr>
</tbody>
</table>
Greek Housing Prototype Renovation to Founders Hall
Greek Housing Prototype Townhome-style Floor Plans

Level 1: 900 SF  
Level 2: 700 SF  
**Total SF:** 1,600 SF  
533 SF/Bed

- Single Bedrooms: 3
- Double Bedrooms: 0
- **Total Beds:** 3
Greek Housing Prototype Townhome-style Level 1 plans for 4 units
Greek Housing Prototype  Residence Hall Level 1

Total SF: 11,120 SF  Chapter Rooms: 11  Kitchens: 11
Greek Housing Prototype  Residence Hall Typical Upper Level: Option 1

Total SF: 11,120 SF
463 SF/Bed

Single Bedrooms: 24
Double Bedrooms: 0
Total Beds: 24
Greek Housing Prototype Residence Hall Typical Upper Level: Option 2

Total SF: 8,800 SF
244 SF/Bed

Single Bedrooms: 12
Double Bedrooms: 12
Total Beds: 36
Greek Housing Prototype Detached/Stand Alone House: Small

Level 1: 2,150 SF
Level 2: 2,000 SF
Total SF: 4,150 SF
346 SF/Bed

Single Bedrooms: 4
Double Bedrooms: 4
Total Beds: 12
Greek Housing Prototype Detached/Stand Alone House: Medium

Level 1: 3,240 SF
Level 2: 2,800 SF
Total SF: 6,040 SF
335 SF/Bed

Single Bedrooms: 6
Double Bedrooms: 6
Total Beds: 18
Greek Housing Prototype Detached/Stand Alone House: Large

Single Bedrooms: 6
Double Bedrooms: 10
Total Beds: 26

Level 1: 3,730 SF
Level 2: 2,800 SF
Level 3: 2,240 SF
Total SF: 8,770 SF
337 SF/Bed
Moving Forward/Next Steps

Homework – Initial Interest Form

• Due to Chris Bullins on or before Friday, April 20 at chrishb@bgsu.edu or fax to (419) 372-0499

Interim Check-in and Q&A Session

• Tuesday, April 10 at 6pm during the scheduled Chapter Advisor Meeting in BTSU 201

Future Meeting Schedule & Topics (all at 6:30pm EST; location TBA)

• Thursday, April 26 will focus on construction costs by prototype
• Thursday, May 24 will focus on massing/density studies from four potential site locations on campus
• Wednesday, June 20 will focus on preliminary recommendations for the BOT meeting on June 21/22