

July 17, 1968

MEMORANDUM FOR RECORD

RE: GEORGE MASON COLLEGE - UNIVERSITY OF VIRGINIA

Les Weaver and I had a very interesting and thought provoking meeting in Washington last week with Dr. Lorin A. Thompson, Chancellor of George Mason, and among many subjects discussed it appears that there is a pressing need at colleges and universities for student living facilities on campus that contain the amenities found off campus, at competitive rentals.

We talked of dormitories designed somewhat as efficiency apartments where two students could share the rental, would have the privacy required and the building could probably be operated not unlike a commercial venture with its own managerial staff. Maid service could be arranged on an hourly basis if desired by occupants. This might accommodate men and women in the same building, with certain administrative regulations that would be palatable to the college and parents as well as the students.

The price advantage on campus would be no land cost and lower interest rate. The replacement factors, debt service, and maintenance could be estimated less than a commercial venture; and all being, of course, non-profit.

Dr. Thompson thinks such a facility is rentable to students and he would be willing to construct one if he thought the design and financing made sense.

This type of housing may be marketable to many colleges and universities, and I think we should develop a prototype design for testing as to probable construction and operating costs.

In our prototype design we must consider student requirements in each apartment for study and sleeping privacy where two or more are to occupy. This may involve a living-study area with separate sleeping cubicles. Pullman type kitchens as well as bathroom will be included in each living unit. Each floor should have a joint study area. The first floor and possibly partial basement would have areas for laundry machines, canteen, lounge-lobby, cleaning pick-up, self-contained heating and air conditioning equipment, central storage, combination eating and drug store operation, and whatever other ancillary spaces may be indicated.

Our experience and achievements in dormitory design for institutions of higher learning as well as low and high rise apartments for commercial ventures provide us enough material on hand that we should be able to put together a practicable solution. See attached for statistics on a few of our recently constructed designs for ideas.

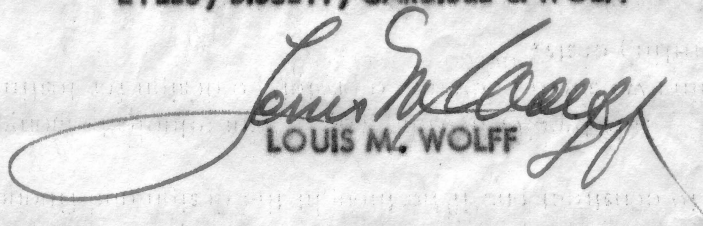
Memo for Record, Re: George Mason College - University of Virginia, dated July 17, 1968 (continued)

Jim Edwards' design department will develop a typical floor and a first floor plan with enlarged layouts of the typical apartments showing furniture arrangement, for some 150 to 250 students in a four-story walk-up, with provisions for increasing capacity by going to multistory and allowing space for elevators. We shall assume the site to be level and no restriction of site size.

Paul Turco will develop a construction cost estimate applicable to the northern Virginia area. Lyles and Wolff will develop a project economic analysis.

When preconcept sketches and financing analyses are ready, we shall request a meeting with Dr. Thompson to review our studies, hopefully, within the next few weeks.

LYLES, BISSETT, CARLISLE & WOLFF



LOUIS M. WOLFF

LMW:brw

Attachment

Distribution:

W. G. Lyles

Les Weaver

D. J. Edwards, Jr.

Paul Turco

Attachment to Memo for Record, Re: George Mason College - University of Virginia,
dated July 17, 1968 (continued)

Oak-Reed Apartments - 8 story - 110 efficiency and 1 bedroom apartments, 1 manager's
apartment - \$15.00 a square foot - partially air conditioned.

Ashley House - 13 story - 144 apartments of efficiency, 1 and 2 bedroom - \$12.50 a
square foot - all electric with individual air conditioning units each apartment.

Winthrop College dormitories for women - 8 stories and basement for 402 students in
double rooms, 15 study rooms - \$17.00 a square foot - air conditioned.

University of South Carolina dormitory for women - 20 stories for 391 students in double
and single rooms at 25 per floor - \$16.00 a square foot - air conditioned.

Columbia College dormitory for women - 3 stories and partial basement for 280 students -
not air conditioned.

State College dormitory for men - 3 stories - for 140 students - \$20.00 a square foot -
air conditioned.

Newberry College dormitory for men - 4 stories - for 203 students - \$12.25 a square
foot - not air conditioned.