



West Campus Village Stakeholder Review

2 April 2018

Update from the Phase II West Campus Village Task Force

<http://ailg.mit.edu/west-village>

Purpose of Tonight's Session:

- ▶ Review drafts of Village governance and management
- ▶ Learn what information is required for FSILGs to make a decision on the village

Tonight's Work Builds On:

- ▶ FSILG alum task force - summer 2015
- ▶ Phase I work, which includes input from 150 students
 - ▶ Two student design workshops
 - ▶ Student surveys
 - ▶ ILG, Panhel, IFC leadership
- ▶ Input from West Campus master planning study
- ▶ Benchmarking Study of 22 Colleges
- ▶ Phase II task force activities

Understanding Needs

MIT

Beds must be fully utilized

Max capacity of land must be achieved in terms of height or beds

Buildings must be well maintained and provide a safe, healthy environment

Built by MIT to meet campus residence standards

FSILGs

Assurance that MIT is making a long term commitment and cannot repurpose space assigned to an FSILG

Want freedom in customizing within architectural theme

Want ability to manage house as part of leadership development experience

Want freedom from excessive oversight

Emerging plans for West Campus

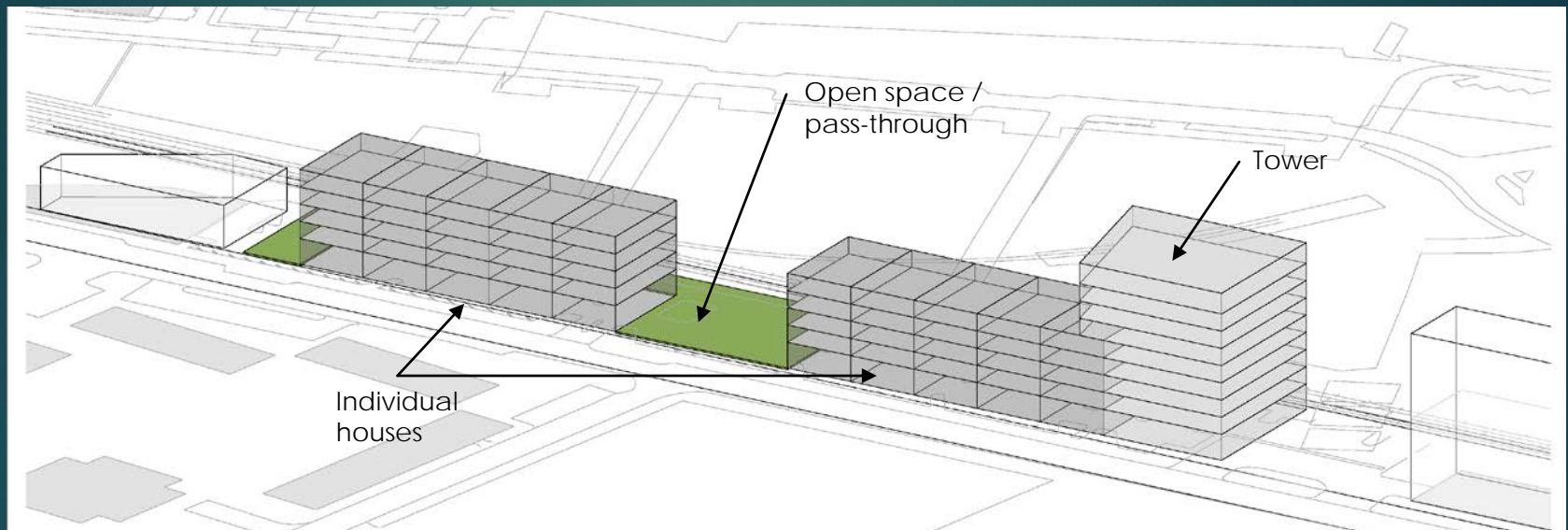
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Tomorrow's West Campus:
a vibrant destination offering...

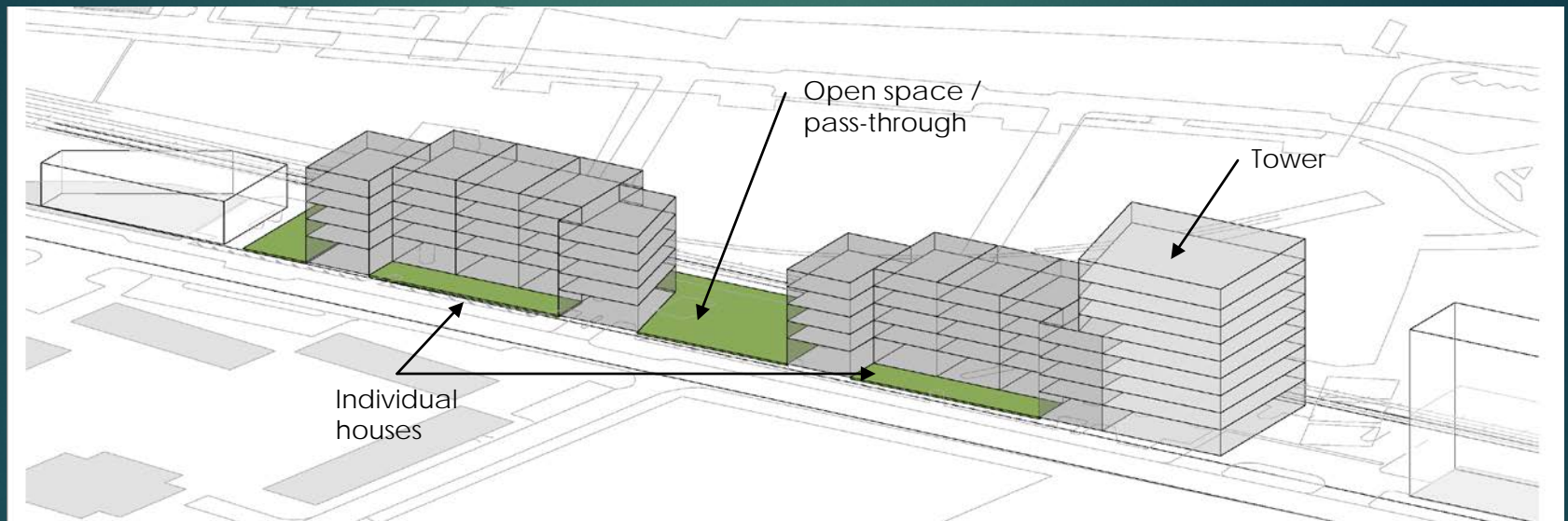
- Housing
- Athletics, Recreation & Fitness
- Retail / Program space
- Underground Parking
- Other TBD (planning underway!)



Approach A: Townhouses



Approach B: Courtyard Townhouses



3 Ownership Models

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	Option 1	Option 2	Option 3
	Green Hall	MIT Full Build	MIT Core & Shell
Design and Buildout			
Core & Shell Design	MIT	MIT	MIT
Interior Design	MIT	MIT	Chapter
Decorating & Customizing	Chapter has Input	Chapter has Input	Chapter Decides
Construction - Core & Shell	MIT	MIT	MIT
Construction - Interior	MIT	MIT	MIT
Operating Expenses			
Capital Reserve - Core & Shell	MIT	MIT	MIT
Capital Reserve - Interior	MIT	MIT	Chapter
Maintenance - Core & Shell	MIT	MIT	MIT
Maintenance - Interior	MIT	MIT	Chapter
OPEX - Utilities, Teledata	MIT	Chapter	Chapter
Cleaning	MIT	Chapter	Chapter
Taxes	None	None	None
Residual Value	None	None	Yes - to be established
Resident Life			
Rent	Individual Student	Chapter for Full	Chapter for Core & Shell
Dining	Chapter Decides	Chapter Decides	Chapter Decides
Summer Sublets	No	Yes	Yes

Management & Operating Agreement - DRAFT

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Lease	Leases are 40 year, with transparent renewal process that occurs 10 years before lease end date.
Maintenance	Depending on the ownership model chosen, the organization is responsible for its share of the cleaning and maintenance. Should the chapter fall behind in maintenance, MIT provides written notice to House Corp with time to cure deficiencies. Houses will need to use approved vendors to ensure code adherence and proper insurance. Developing a coop of approved vendors will be encouraged.
Chapter Suspension	In the event of a chapter suspension, MIT has the right to utilize the facility for other student housing purposes during the suspension and will pay the chapter the appropriate rent based on the ownership model. When the chapter is reinstated, the facility will be returned to the Chapter.
Chapter Closure	Should the chapter shut down permanently, MIT would take over the facility and repurpose for another FSILG living group. If the chapter has ownership of the facility (Model III) then MIT will buy out that ownership at a price based on 40 year straight line depreciation of the initial investment (e.g. ½ after 20 years). Chapter alumni will be informed and included in all discussions as the disciplinary process progresses.
Management	All FSILG housing management and financial arrangements will be coordinated through a new department located in DSL office. MITIMCo will no longer lease FSILG housing.
Under occupancy	Should occupancy fall below capacity, MIT has right to isolate entry to top floor and house other members of the MIT student community. MIT would and pay rent and operating costs equal to the appropriate % of bedroom space.
Summer Occupancy	Under ownership model I, MIT utilizes house over summer. Under Model II and III, chapter can utilize house over summer with tenant priority given in order to: 1. Members of the chapters, 2. Others in the MIT community, 3. Members from the national at other accredited institutions, 4. Other college students.

Questions

- ▶ What else does YOUR FSILG need to know before making a decision?
- ▶ What is the timeline for your decision?
- ▶ How should disputes between organizations in the village be resolved?

Next Steps

- ▶ 3rd student & alumni survey
- ▶ Address FSILG questions
- ▶ Seek letters of intent