

**West Virginia State University Board of Governors  
Meeting of January 26, 2012**

**ITEM:** Development of New Student Housing

**ADMINISTRATIVE AREA OR SCHOOL:** Student Affairs

**RECOMMENDED ACTION:** Resolved that the West Virginia State University Board of Governors endorse the findings of the housing demand study performed by Mantra, LLC and authorize the development of a new residence hall(s) on the university campus with a capacity of up to 300 beds.

**PRESENTED BY:** Mr. Bryce Casto  
Vice President for  
Student Affairs

**BACKGROUND:**

West Virginia State University (WVSU) had identified a need to develop new student housing on the university campus. It is expected that this new development will enhance and cultivate the University's residence life program. Specific goals are to meet the current and future demand of campus housing inventory and to encourage on-campus living by improving the quality of life and satisfying student needs. Further, the construction of a new residence hall(s) was included in the 2006 WVSU Campus Master Plan approved by the Board of Governors and the Higher Education Policy Commission (HEPC).

As required by the HEPC, during the Fall 2011 semester a housing demand study was performed by Mantra, LLC. The scope of services included:

- Facilities Assessment
- Lifestyle Market Analysis
- Student Housing Market Analysis
- New Construction Analysis/Project Direction
- Deliver to the University a comprehensive student housing demand study incorporating the results of the above components.

The result of the demand study indicates that there is a need and demand to build a new residence hall(s) with a capacity of up to 300 additional beds. The study results specify the need to implement a Request for Proposal (RFP) process which will determine how to best pursue a close collaboration between West Virginia State University and a private entity regarding how to best structure, negotiate and implement the finance, design, development and construction of the proposed new residence hall building(s). Among other recommendations in the study include the demolition of Gore Hall and Prillerman Hall when deemed appropriate.

## **II. Existing Housing Inventory**

Currently, the University has four residence halls on campus to serve the needs of its students.

**Prillerman Hall**, named after Byrd Prillerman, President of West Virginia State from 1901-1919, was originally built in 1936 as a residence hall for men. The building has since been extensively remodeled and converted from a residence hall into efficiency apartments that serve as accommodations for upper-class students, single parents and married couples, and non-traditional students.

Each apartment is equipped with a double or single bed, small living area, kitchenette, stove, refrigerator, plenty of cabinet space, bathroom with shower and bathtub, and large closet space.

**Gore Hall**, named after the seventeenth Governor of West Virginia, Howard M. Gore, opened as a residence hall for men on October 1, 1926, and remains so today. A three-story residence hall that has 79 rooms comprised of 4 double rooms and 75 private rooms, Gore Hall has a maximum capacity of 83 residents. The community bathrooms, located on each floor, were recently remodeled. Laundry facilities for residents of Gore Hall are located in the basement of the building. The lounge is on the first floor.

**Dawson Hall**, named after the twelfth Governor of West Virginia, Mr. William Dawson, has had three "lives". The original building was constructed in 1903 to house female students. The building was destroyed by fire in 1917. Its second life began in 1922 when a replacement building was built. In 1976, the building was remodeled and, the third life of Dawson Hall began not too long afterwards.

After a complete gutting of the interior, extensive work was done before the building now known as Dawson Hall was ready for its re-dedication on August 16,

1999.

Dawson Hall has 5 lounges, a snack and soda machine, a computer lab, a laundry facility, 53 rooms and 29 bathrooms. Each room has Internet access, cable television, telephone tie-ins, and two each of the following: beds, dressers, closets, and large storage/study desks.

**Sullivan Hall**, named after the Rev. Dr. Leon Sullivan, an alumnus of West Virginia State University, who was also a leader in civil rights, as well as the founder and Director of the Opportunities Industrialization Center (OIC).

Sullivan Hall became the first co-ed residence hall on campus, after being built in 1969. Positioned between the John W. Davis Fine Arts Building and the University Union, Sullivan Hall is an 8-story building that has twin towers with a housing capacity of 506 male and female students.

Today, females are housed in the east wing while males are housed in the west wing. Each room is designed to comfortably accommodate two students. The rooms are furnished with two each of: beds, desks, chairs, dressers, and large built-in closets. Separate lounges, laundry facilities and computer labs are located in each wing of Sullivan Hall.