



College of Wooster

Housing Master Plan

Draft Report

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PREFACE

Brailsford & Dunlavey (“B&D”) was retained by The College of Wooster (“Wooster” or “the College”) as a part of the Dober Lidsky Mathey Master Planning Team in the spring of 2011 to develop a Student Housing Master Plan. As a part of this project, B&D conducted strategic visioning, focus groups, off-campus analysis, benchmarking analysis, student survey and a demand analysis.

Throughout the analysis and reporting process, B&D coordinated efforts with the Student Housing Task Force:

Kevin Carpenter, Student

Ellen Falduto, Chief Information and Planning Office

Kurt Holmes, Dean of Students

Christie Kracker, Associate Dean of Students

Henry Kreuzman, Dean for Curriculum and Academic Engagement

Doug Laditka, Director of Physical Plant Operations

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Jackie Middleton, Associate Vice President for Facilities and Auxillaries

Grier Morgan, Student

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Laurie Stickelmaier, Vice President for Finance and Business

This report sets forth B&D’s findings and recommendations for the College of Wooster Student Housing Master Plan. The findings contained herein represent the professional opinions of B&D personnel based on assumptions and conditions detailed in this report. B&D has conducted research using both primary and secondary information sources which are deemed to be reliable, but whose accuracy B&D cannot guarantee.



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EXECUTIVE SUMMARY

INTRODUCTION

Brailsford & Dunlavey (“B&D”) was engaged by The College of Wooster (“Wooster”, the “College”) as a part of the Dober Lidsky Mathey (DLM) Master Planning Team to conduct a Student Housing Master Plan (the “Plan”). The objective of the plan was to evaluate demand and develop an implementation plan for on-campus housing to support recruitment and retention goals. B&D’s approach involved both qualitative and quantitative research, and included input from faculty, staff, and students. B&D analyzed housing at Wooster with respect to enrollment trends, demographic composition, peer institutions and student survey data in order to inform renovation and new construction recommendations for the Master Plan.

EXISTING CONDITIONS

The College currently houses 1,848 students in fourteen (14) residence halls (1,646 beds) and thirty-three (33) houses/apartments (333 beds) throughout their four years on campus. During the last ten years, the College has built a new traditional-style residence hall (Bornhuetter Hall, 2004) and a new suite-style hall (Gault Manor, 2009). Babcock Hall underwent a complete renovation in 2009, while other halls received minor renovation (cosmetic, sprinkler systems, etc).

While first year students are required to live in traditional residence halls, additional options are available to sophomores, juniors, and seniors that provide a more independent living arrangement. Popular among sophomore and junior students is the opportunity to live in the various Program Houses or Independent Student Housing Option (“ISHO”). Due to the academic requirements associated with Independent Study, seniors typically return to a more traditional residential experience (either suite-style or traditional).

SCOPE OF WORK

The work plan for the Student Housing Master Plan included the following:

- A **Strategic Asset Value (“SAV”)** work session was conducted with faculty, staff, and students to establish strategic drivers for the Student Housing Master Plan (Exhibit A);
- A **housing overview**, which included tours of existing residence halls and program houses, was conducted in order to obtain an accurate portrayal of Wooster’s housing stock;
- A **benchmarking analysis** was completed to assess student housing at peer institutions, including occupancy rates, facility conditions, improvements, amenities, plans for future development, and pricing (Exhibit B);
- **Focus groups** were conducted with students to gain qualitative information regarding existing housing issues and preferences for housing;



EXECUTIVE SUMMARY

- An **electronic survey** was completed by nearly 700 students to quantify demand and identify price sensitivity, rank selection criteria and preferred amenities, and current living conditions (Exhibit C);
- A **student housing demand model** was developed to project demand for new housing based on key market data (Exhibit D);
- **Site selection & analysis** was completed in order to determine site capacity, available sites, and proximity to College resources for new student housing; and
- An **implementation model** was developed to analyze potential capital costs for new construction and renovations as well as associated phasing requirements to meet the goals of the Plan. (Exhibit E)

FINDINGS & RECOMMENDATIONS

The Plan found that Wooster has the quantity of housing required to meet student demand, but improvements need to be made to the quality of space and amenities in order to meet strategic goals and stay competitive with peer institutions. The demand summary can be seen in Figure 1.1.

Unit Type	Demand	Existing	Surplus/(Deficit)
Traditional	923	1476	553
Program House/ISHO	160	333	173
Semi-Suite	173	75	(98)
Full-Suite	318	95	(223)
Apartment	405	0	(405)
Total	1,979	1,979	

FIGURE 1.1: Wooster Student Housing Master Plan Demand Summary

The SAV work session identified key strategic drivers for the Student Housing Master Plan. A primary goal of the plan is to provide unit types and amenities that students desire and to integrate small group spaces within residence halls to foster community development. The College also wishes to enhance staffing as well as programming including a desire to have more live-in professionals. Finally, the College maintained that any new building would have to be designed and built to LEED Silver certification at a minimum.

Market analysis showed that housing costs at Wooster are considerably lower than its peers. A traditional-style room at Wooster is 15% less per year than the average price at peer institutions. This provides an excellent opportunity to examine the housing-pricing structure which could represent an opportunity to fund additional housing improvements through debt financing from additional room rate revenues. Additionally, Wooster's peer institutions are changing their bed



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mix to increase the number of suite-style beds as well as apartment-style units and decrease the number of traditional-style units on campus in order to provide more desirable housing for students. Some recent projects at peer institutions include suite-style units at Lawrence University (183 beds, opened in 2003), apartment style units at Kenyon (36 beds currently, 200 additional beds under construction), and apartment-style units at Allegheny (230 beds in two phases).

B&D developed the Student Housing Master Plan and associated implementation model based on the market data and the College's strategic goals and objectives. In order to meet student demand for better unit-type variety and improved building quality and lounge space, Wooster needs to build additional suite and apartment-style units and renovate and dedensify existing halls to improve community space. Phase I of the model includes the development of a new 150-bed suite-style residence hall opening for the 2014-2015 academic year. This increase will increase the unit type variety on campus and act as swing space to begin renovations and dedensification of existing residence halls. Phase II would include a new 150-bed apartment-style hall to open for the 2019-2020 school year. This development will allow the College to phase out inefficient or poorly located program houses, in addition to providing space for the remaining residence halls to be remodeled and dedensified. Additional detail on the phasing of the 10 year plan is outlined in Figure 1.2.

Academic Year (fall): Summary	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Residence Halls												
Andrews	On-Line	On-Line	On-Line	On-Line	Construction	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Armington	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	Construction	Renovated	Renovated	Renovated	Renovated	Renovated
Babcock	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Bissman	On-Line	On-Line	On-Line	On-Line	On-Line	Construction	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Bornhuetter	New	New	New	New	New	New	New	New	New	New	New	New
Compton	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	Construction	Renovated	Renovated
Douglass	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	Construction	Renovated
Gault	New	New	New	New	New	New	New	New	New	New	New	New
Holden Annex	On-Line	On-Line	On-Line	Construction	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line
Holden	On-Line	On-Line	On-Line	Construction	Construction	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Kenarden Lodge	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Luce	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Slevenson	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	Construction	Renovated	Renovated	Renovated	Renovated
Wagner	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	Construction	Renovated	Renovated	Renovated
New Hall - Suites	Off-Line	Construction	Construction	New	New	New	New	New	New	New	New	New
New Hall - Apartments	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Construction	Construction	New	New	New	New
% Existing	63%	63%	63%	53%	50%	31%	25%	21%	13%	7%	0%	0%
% Renovated	0%	21%	21%	21%	31%	43%	50%	54%	54%	61%	67%	69%
% New	37%	16%	16%	25%	27%	26%	25%	25%	33%	33%	33%	31%
Construction / Renovation Cost												
Renovation	\$ -	\$ -	\$ -	\$ 4,266,793	\$ 7,911,000	\$ 5,081,620	\$ 5,346,849	\$ 3,905,812	\$ 5,240,909	\$ 5,105,131	\$ 2,622,808	\$ -
New Construction	\$ -	\$ 3,168,750	\$ 9,506,250	\$ -	\$ -	\$ -	\$ 4,744,946	\$ 14,234,839	\$ -	\$ -	\$ -	\$ -
Total Cost	\$ -	\$ 3,168,750	\$ 9,506,250	\$ 4,266,793	\$ 7,911,000	\$ 5,081,620	\$ 10,091,795	\$ 18,140,651	\$ 5,240,909	\$ 5,105,131	\$ 2,622,808	\$ -
Cumulative Cost	\$ -	3,168,750	12,675,000	16,941,793	24,852,793	29,934,413	40,026,208	58,166,859	63,407,768	68,512,899	71,135,707	71,135,707

FIGURE 1.2: Implementation Model



EXECUTIVE SUMMARY

NEXT STEPS

In order to implement the housing master plan as outlined above and open the first new hall by Fall 2014, B&D recommends the following schedule milestones:

- Approval of Master Plan 4/2012
- Engage an Architectural Firm 6/2012
- Groundbreaking for 150-bed suite-style hall 2/2013
- New Residence Hall Opening 8/2014

In addition to the initiation of the design and construction of the new residence hall as outlined above, the follow on-going analyses are recommended to initiate the implementation of the Plan:

- Analysis and scenario testing of financing and funding options related to increased room rates and operating cost savings.
- Additional analysis to refine renovation costs and phasing sequence of residence halls based on other College and Master Plan priorities.



STRATEGIC ASSET VALUE ANALYSIS

INTRODUCTION

Nationwide, colleges and universities recognize the important role that student housing plays in meeting institutional goals and enhancing campus life. B&D acknowledges the administration's objective to enrich residential facilities that will continue to serve as strategic assets and enhance enrollment management and the campus community. The College of Wooster ("College", "Wooster") continues to explore ways to provide students more opportunities for development, both in and out of the classroom. Although many factors impact the College's ability to meet institutional goals, the following report provides evidence that exceptional housing facilities are important components of the overall strategy. B&D identified Wooster's strategic goals for Student Housing and the College's unique mission, vision, and strategic framework to contribute to the realization of these objectives.

METHODOLOGY

B&D uses a "Strategic Asset Value" approach to facility development. The goal is to respond to the constant challenge of assuring that campus life improvements respond to the College's current strategic objectives. More specifically, B&D proceeded with the understanding that:

All of the project objectives must be expressed in specific terms that demonstrate their relevance to furthering the school's mission, reinforcing campus values, responding to institutional commitments and responsibilities, and improving the school's competitive position in the market.

B&D's approach required a working relationship with the Student Housing Task Force to develop a detailed understanding of the institution's mission, relevant stakeholders, customer groups, and strategic project objectives which best serve that mission.

The detailed Strategic Asset Value Analysis worksheet and commentary can be viewed in Exhibit A.

SUMMARY OF FINDINGS

As the first step in assessing the current housing conditions at Wooster, B&D identified project objectives for the purpose of evaluating their conformance with institutional objectives. These objectives are important in forming facility recommendations because they ultimately are the standard by which housing demand is determined.



STRATEGIC ASSET VALUE ANALYSIS

Wooster's Mission Statement:

The College of Wooster is a community of independent minds, working together to prepare students to become leaders of character and influence in an interdependent global community. We engage motivated students in a rigorous and dynamic liberal education. Mentored by a faculty nationally recognized for excellence in teaching, Wooster graduates are creative and independent thinkers with exceptional abilities to ask important questions, research complex issues, solve problems, and communicate new knowledge and insight.

Wooster's Office of Residence Life Mission Statement:

The Office of Residence Life collaborates with all facets of the campus and surrounding community to facilitate students' successful transition to and journey through their Wooster experience. We provide a safe and supportive environment which enhances liberal learning through individual and community development, engagement in campus life, and understanding of diverse perspectives. Our goal is to develop responsible, community-minded citizens.

Quantity and Location of Housing

The current inventory of beds allows the College to maintain its commitment to the requirement of housing all students on campus. The College wants to ensure that there are enough beds to accommodate for swing space in the event there is a larger than normal incoming class of freshmen or transfer students. Therefore, maintaining the current bed count is essential.

Wooster is a very intimate campus with housing located in close proximity to academic buildings. The Lowery Student Center and the new Scot Center are centrally located on campus, and provide students easy access to these facilities. In considering new housing, Wooster should focus on reinforcing existing residential areas and creating enough density of residents to create campus community and support any other existing facilities.

Target Market, Unit Types, and Program Priorities

In order to maintain competitiveness with peers, Wooster is focused on providing unit types and amenities that students desire. To support the College's mission, housing should integrate small group spaces within residence halls to foster community building. Wooster is also concerned about providing support staff within the residence halls to improve programming, which can be supported by flexible spaces and more "live-in" professionals. Overall, Wooster is trying to foster community within the residence halls, and appropriate support and community space that needs to be considered in all renovation and construction strategies.



STRATEGIC ASSET VALUE ANALYSIS

Financial Accessibility and Quality Reconciliation

In the student survey, a range of rates were tested with each unit type. For single and double occupancy traditional-style units, the rates tested were equivalent to the existing rates at Wooster (\$5,110 for a single occupancy room, \$4,110 for a double occupancy room). Rates for the “Program House/ISHO” option were in a range that is also consistent with the current rates at the College (\$4,320 - \$4,800 per academic year). Figure 2.1 details the rates charged, and the College’s current rates.

Unit Type	Occupancy / Bedroom	Current Rate	Proposed Rate
Traditional	Single	\$5,110	
	Double	\$4,110	
Program House/ISHO	Single/Double	\$3,120 - \$4,310	\$4,320 - \$4,800
Semi-Suite	Single		\$5,800 - \$6,000
	Double		\$5,200 - \$5,400
Full-Suite	Single		\$6,100 - \$6,300
	Double		\$5,500 - \$5700
2BR/2BA Apartment	Single		\$6,700 - \$6,900
4BR/2BA Apartment	Single		\$6,400 - \$6,600

Figure 2.1: Unit Types and Rates Tested in On-Line Student Survey

Any remodeling or construction of new housing facilities at the College must be LEED Silver certified and be consistent with new construction on campus in quality and level of finish.

Underwriting Criteria and Institutional Will

Wooster’s funding mechanism for new or renovated housing has typically been supported through fundraising efforts, which is anticipated for any new project under consideration.



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APPROACH

Brailsford & Dunlavey conducted a detailed market analysis that examined characteristics of Wooster's existing housing conditions through focus groups and site tours. The analysis also included a benchmarking analysis of peer institutions and a survey that was administered to all Wooster students. The results of these analyses are instrumental in framing issues that affect demand for student housing. The analyses included the following specific tasks:

- Benchmarking Analysis
- Student Focus Groups
- Survey Analysis

A detailed discussion of the objectives, methodology, and findings for key analyses are provided in the following text.

FOCUS GROUPS

Objective

B&D conducted focus group discussions, engaging students in dynamic conversations about their opinions, observations, and recommendations regarding future opportunities for student housing. The discussions helped in understanding the reasoning behind students' interest in Wooster and general impressions of the campus. Each session also allowed B&D to better understand student demand regarding housing components with respect to type, location, and amenities that should be offered.

Methodology

Two student focus group discussions were conducted on May 11th, 2011. A B&D moderator guided the discussions to address concerns pertaining to each group. A series of intentionally open-ended questions were asked that permitted individuals to discuss tangential issues and engage in dynamic conversation. While moderators were predisposed to obtaining answers to the questions asked, they also paid close attention to participant-generated issues raised in the process.

Overall, more than 40 students participated in the focus groups and intercept interviews, which were representative of various populations. The discussions included vocal participants with varying opinions regarding the issues. The responses shown describe the range of answers, comments, and concerns voiced during the discussions.



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Representative Groups:

- Resident Assistants
- Residence Hall Program Council
- Student Government/Campus Council
- General Students (Freshmen-Seniors)

Summary of Findings

Overall Campus Impressions

Before inquiring about issues related specifically to housing, a series of questions were asked to understand students' reasons for choosing Wooster, and whether those expectations were met. The responses were generally consistent among participants as to why they chose to attend Wooster. Reasons given for choosing the College included:

- Academic programs and overall reputation
- Location and aesthetic of campus
- Sense of community and friendly atmosphere
- Small class size and faculty to student ratio
- Independent study program
- Availability of financial aid

Overall, students had positive comments regarding the College, and felt expectations were met regarding many components of campus life. Students did raise concern over the following issues:

- Dearth of on-campus events
- The quantity of parking
- Lack of available unit-types
- Lack of space for late-night studying, especially for seniors

Student Housing

Several questions were asked that focused on students' perception of existing housing, and what sort of improvements the College should consider to enhance the residential life experience. In terms of overall housing impressions, students had the following comments:

- Douglass, Bornhuetter, and Compton were considered to be the best residence halls for the following reasons:
 - Availability and quality of lounge space, specifically in Bornhuetter
 - Bright, open spaces, and quality furniture
- Students were less satisfied with Bissman (because of lack of amenities and room size), Holden Hall and Holden Annex because of the amenities and physical condition.



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- Use of lounges is dependent on type and quality of furniture and location within the residence hall. Lounges located in the basement were less utilized compared to those located on each floor with natural light.
- Certain halls do not foster community, specifically ones that do not have linear hallways.
- Students did like having a mix of classes within each residence hall.
- Residence Hall locations are all well received as nothing is considered “too far” from the campus core.

When asked to indicate spaces or amenities that should be considered for any enhancement to the residence halls the following recommendations were made:

- Provide a variety of lounge spaces on each floor that can serve multiple uses, and provide comfortable furniture. Lounge spaces should include tables for students to congregate and work on group or independent projects.
- Provide more housing options (suites and apartments)
- Provide individual shower stalls in the bathrooms
- Provide more kitchens in the halls.
- Create spaces for late-night studying and entertainment
- Install better lighting.
- Provide a Resident Assistant on each floor, especially for first year students.

BENCHMARKING ANALYSIS

Objectives

B&D conducted an analysis of the College of Wooster's (“Wooster”) peer institutions in order to profile and compare student housing programs at each of the surveyed schools. The analysis yielded a thorough understanding of the competitive environment among these institutions, and Wooster’s position among its peers.

Methodology

Nine institutions were selected for comparative analysis, based on their enrollment and mission:

Allegheny College
Bates College
Connecticut College
Davidson College
Denison University

Dickinson College
Lawrence University
Kenyon College
Oberlin College

Demographic data are based on fall 2010 figures and were collected primarily using each institution’s website and data reported to the U.S. Department of Education. Detailed data on



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housing composition, amenities, and rates were collected from both information available on each institution's website and discussions with their staff / administrators.

A full report of the data collected can be found in Exhibit B of this report.

Summary of Findings

On average, peer institutions can house approximately ninety-one percent (91%) of the institution's total enrollment. All of the peer institutions had, at minimum, a three-year on-campus living requirement, with all of the schools having meal plan requirements for on-campus residents. Institutions had a variety of meal plans for students, depending on the type of unit they lived in.

Housing rates for the 2010-2011 academic year for traditional-style double occupancy rooms ranged from \$3,711 per student per year to \$5,733 per student per year (\$1,855 - \$2,866 / academic term) averaging \$4,897 per student per year. This rate is twenty-eight percent (28%) higher than the cost of a similar room at Wooster. Total room and board prices were between \$8,160 per year and \$11,930 per year (\$4,080 - \$5,965 / academic term), an average of \$9,712 per year.

Detailed Findings

Peer Housing Program Analysis

Both regionally and nationally, colleges are building suite-style residence halls and university affiliated apartments to supplement the traditional housing stock and to support the student development continuum. Suites provide more privacy and are typically preferred by sophomores, juniors, and seniors. Wooster has two suite-style residence halls (Gault Manor and Luce Hall) that were two of the highest rated residence halls in the student survey. The bed mix at Wooster is predominately traditional style rooms in residence halls, followed then by nearly twice as many beds in Program Houses/ISHO options than suite-style beds, as seen in Figure 3.2.

Over the past ten years, nearly every peer institution has performed some renovation work or undergone new construction on campus. In 2010, Oberlin College built a new 150-bed hall (Kahn Hall) which focuses on sustainability, with students being able to monitor their energy and water use in real time. Also in 2010, Kenyon College opened the first phase of a 200-bed apartment-style community located on campus, and will open additional phases in the next few years. In 2008 Duke Hall at Davidson College was renovated to include both suite-style units as well as traditional-style units, and a community kitchen on the first floor; the project received LEED certification. In 2003 Lawrence University completed a 183-bed suite-style hall with both single and double occupancy rooms, as well as large TV lounges on each floor. Bates College began



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construction in 2006 on the 152-bed Residential Village, with a mixture of different unit types, in order to create enough space so that upon completion they could undertake the renovation and modernization of nearly 750 beds throughout other residential facilities on campus. Allegheny College also has recently opened two new apartment-style complexes, housing 230 students in a mix of one-, two-, and three-bedroom apartment units.

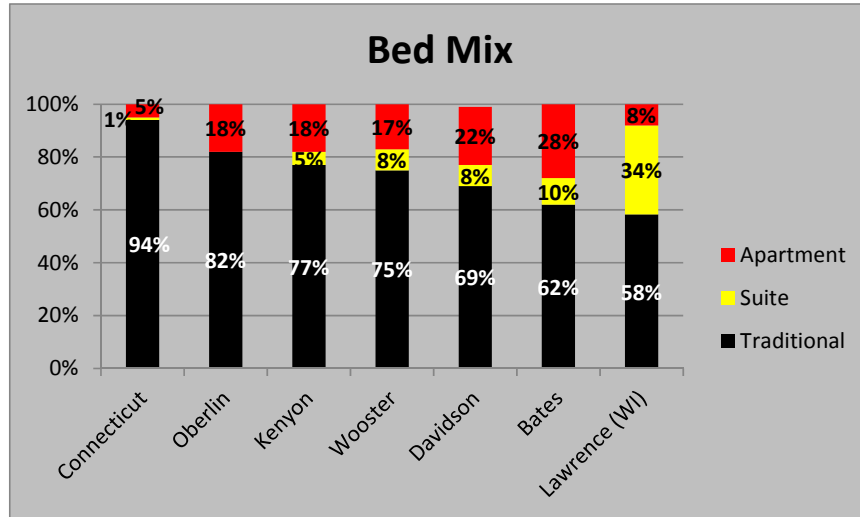


FIGURE 3.1: Bed Mix Benchmarking

The average cost of a traditional-style single occupancy room at Wooster (\$5,110 / academic year) was sixteen percent (16%) below the average of the peer groups (\$6,054 / academic year).

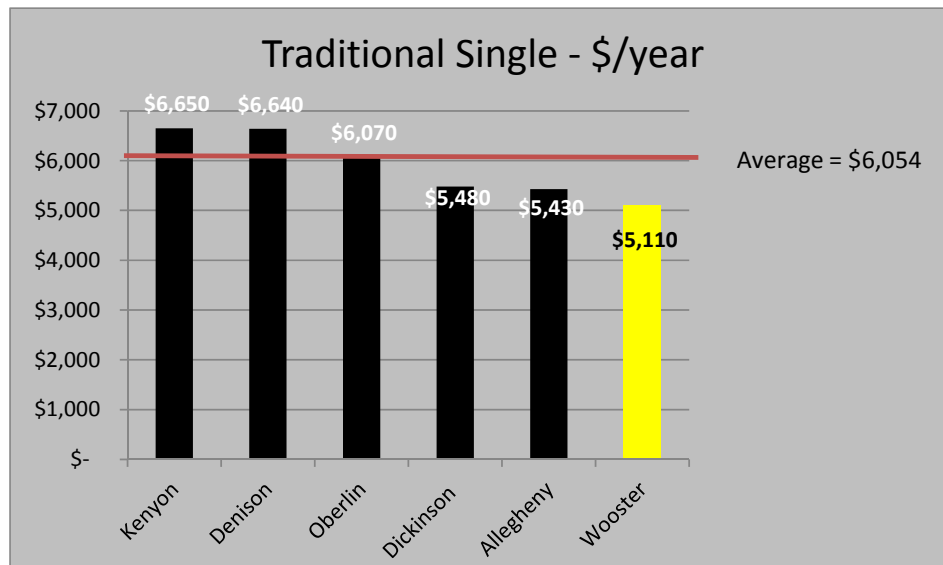


FIGURE 3.2: Traditional Single Occupancy Room Cost Benchmarking



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The average cost of a traditional-style double occupancy room at Wooster (\$4,110 / academic year) was below the peer average of \$4,904 for the 2010-2011 academic year. This presents an opportunity for the College to evaluate the pricing structure for on-campus housing

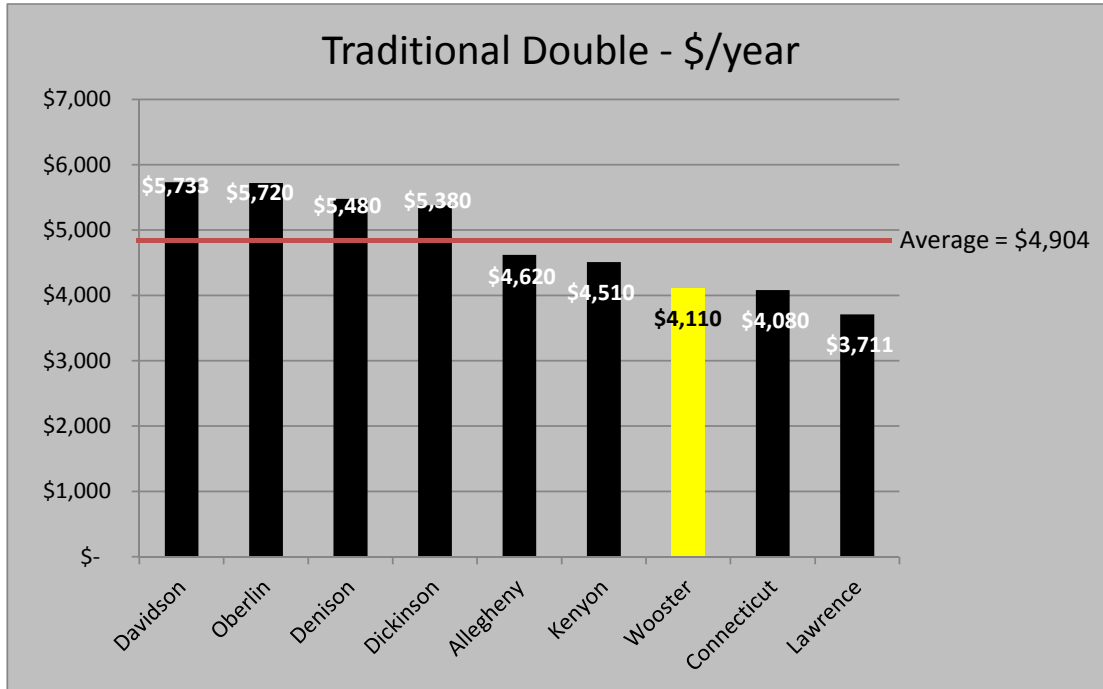


FIGURE 3.3: Traditional Double Occupancy Room Cost Benchmarking

A full report of the data collected can be found in **Exhibit B** of this report.

SURVEY ANALYSIS

Objectives

B&D developed a web-based survey to quantitatively test student demand for student housing. Survey questions were designed to assess current and future habits and preferences related to housing. Response options were structured to maximize information about desirable unit configurations, facility characteristics, and overall preferences for both new and existing housing. Specific responses were sorted by various demographic characteristics to further analyze demand patterns and identify discrepancies in results.

Methodology

From May 5 through May 13, 2011, students were surveyed via an on-line link distributed to their College e-mail address. During that time, 1,895 individuals were given an opportunity to indicate



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their level of support for a specific range of housing options. Approximately 36.6% of the survey population, or 694 individuals completed the survey. Projections were then sorted by various demographic characteristics to make refinements in demand results.

A full report of the data collected can be found in **Exhibit D** of this report.

Summary of Findings

Among respondents, satisfaction levels were comparable between those living in Residence Halls, Program Houses, and the Independent Student Housing Option. Overall, approximately 78% of the students responding to the survey were satisfied with on-campus housing, and 80% of students were “satisfied” or “very satisfied” with Wooster’s housing in comparison to other college or university housing with which they are familiar.

Juniors and seniors were more satisfied with on-campus housing than freshman and sophomores, and among all students the most common request was for the College to keep housing costs affordable, to improve the physical condition of the existing housing, and to increase the amount of common space / lounge space within residential facilities. Students also placed a very high priority on convenient laundry facilities and having wireless Internet in their rooms, which is consistent with national trends.

Detailed Findings

Margin of Error

With 694 respondents representing a 37% response rate, the result is a statistically significant margin of error of +/-3.7% based on a 95% confidence level.



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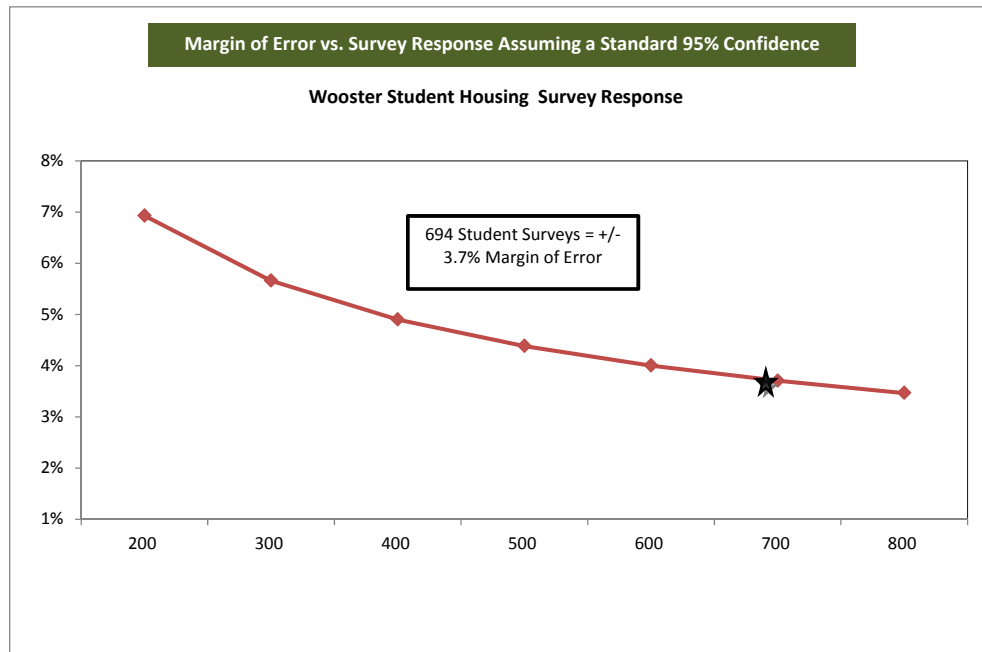


FIGURE 3.4: Margin of Error Chart

Student Demographic Breakdown

Comparison of the student survey respondent demographic to Wooster's student demographic identified minimal variances between the two populations. Demographic subgroups with a variance of 10% or higher were male, female, white students, and those with an "other/unknown" ethnicity. These are typical among survey populations nationally. B&D uses tools to control for these in the demand analysis.



MARKET ANALYSIS

CATEGORY	SURVEY DEMOGRAPHICS			COLLEGE DEMOGRAPHICS			Survey %- College %
	COUNT	TOTAL	%	COUNT	TOTAL	%	
Gender							
Male	210	628	33.4%	846	1,897	44.6%	-11.2%
Female	415	628	66.1%	1,051	1,897	55.4%	10.7%
Other/Unknown	3	628	0.5%	0	1,897	0.0%	0.5%
Ethnic Background							
Asian Am or Pacific Islander	25	627	4.0%	57	1,897	3.0%	1.0%
Black	33	627	5.3%	128	1,897	6.7%	-1.5%
Hispanic/Latino	7	627	1.1%	49	1,897	2.6%	-1.5%
Native American	2	627	0.3%	16	1,897	0.8%	-0.5%
White	525	627	83.7%	1,343	1,897	70.8%	12.9%
Other/Unknown	35	627	5.6%	304	1,897	16.0%	-10.4%
Age							
Under 18	1	628	0.2%	2	1,895	0.1%	0.1%
18-19	240	628	38.2%	727	1,895	38.4%	-0.1%
20 to 21	288	628	45.9%	815	1,895	43.0%	2.9%
22 to 24	96	628	15.3%	344	1,895	18.2%	-2.9%
25 or older	3	628	0.5%	7	1,895	0.4%	0.1%
Academic Classification							
First Year	190	627	30.3%	617	1,897	32.5%	-2.2%
Sophomore	161	627	25.7%	426	1,897	22.5%	3.2%
Junior	150	627	23.9%	410	1,897	21.6%	2.3%
Senior	126	627	20.1%	444	1,897	23.4%	-3.3%
Type of Housing							
Residence Hall	525	627	83.7%	1,536	1,897	81.0%	2.8%
Program House	76	627	12.1%	251	1,897	13.2%	-1.1%
Independent Student Housing	9	627	1.4%	48	1,897	2.5%	-1.1%
None of the above	17	627	2.7%	62	1,897	3.3%	-0.6%

FIGURE 3.5: Student Survey Demographic Comparison

Current Living Situation

As a residential college, students at Wooster must live on campus for all four years. Freshmen are assigned to traditional style rooms, usually double-occupancy with single occupancy rooms available for students with extenuating circumstances. Sophomores, juniors, and seniors have the opportunity to live in residence halls, program houses, or ISHO as well as having the ability to live with students with a different class standing.

The type, quality, and availability of on-campus housing has become a more important aspect of the decision making process by prospective students. Of the students that completed the survey, 48% of students said the availability of on-campus housing was “very important” in their decision to attend Wooster, and 35% responded that it was an “important” factor. Only 17% thought on-campus housing was “unimportant” or “very unimportant”.



MARKET ANALYSIS

Availability of On-Campus Housing	Response
Very Important	48%
Important	35%
Unimportant	13%
Very Unimportant	4%

FIGURE 3.6: How Important was the availability of on-campus housing in your decision to attend Wooster?

Among all survey respondents, students exhibited a high satisfaction rate in regards to their current living conditions: 29% of respondents rated their living conditions as “very satisfactory” and 51% gave their living conditions a “satisfactory” rating. Students living in residence halls and program houses gave approximately the same response, with 80% being “satisfied” or “very satisfied”.

Current Living Conditions	Residence Halls	Program Houses
Very Satisfactory	29%	29%
Satisfactory	51%	51%
Unsatisfactory	15%	17%
Very Unsatisfactory	6%	3%
Very Satisfactory / Satisfactory	80%	80%

FIGURE 3.7: Satisfaction of Current Living Conditions

Survey responses indicated that students at Wooster hold the housing in high regard in comparison to housing at other colleges/universities. Nearly 60% of students who responded would rate the housing at Wooster as “very satisfactory” in comparison with other housing, and 18% would rate the housing “satisfactory.” Of the 17% of students who responded “unsatisfactory” or “very unsatisfactory,” 82% lived in residence halls, and of that number the majority of students lived in Holden Hall or Holden Annex.

Wooster Housing Compared to Other Colleges/Universities	Response
Very Satisfactory	60%
Satisfactory	18%
Unsatisfactory	9%
Very Unsatisfactory	7%
Not Familiar with Other Student Housing	6%

FIGURE 3.8: Comparing student housing at Wooster with other college/university housing



MARKET ANALYSIS

Students then were asked about the quality of / amenities in student housing. The most highly rated amenities were located in the rooms (size of room, furniture, closet/wardrobe) with 72% of respondents giving a “very satisfactory” or “satisfactory” rating. Outdoor amenities (green space, barbeque pits, outdoor seating, etc.) was the second highest rated, followed by social gathering space (65%) and building amenities such as shared common space (64%). Respondents were least satisfied with the availability of spaces to study (46%) and the floor amenities such as lounges and study rooms in the residence halls (51%).

Spaces	Very Satisfactory/Satisfactory
Room Amenities	72%
Outdoor Amenities	71%
Social Gathering Space	65%
Building Amenities	64%
Physical Condition	55%
Floor Amenities	51%
Availability of Study Space	46%

FIGURE 3.9: How would you rate the quality of these spaces?

Respondents were then asked what factors were most important in their decision on where to live on campus for the upcoming school year. Students responded that their preferred unit type and access to convenient laundry facilities were either “very important” or “important” (86% each), followed by access to high speed Internet (84%) and the ability to choose their own roommate and the physical condition of the building (each 82%).

The least important factors for students were Greek housing (15%), accommodations for disabled persons (17%), and access to a single, private bathroom (27%).



MARKET ANALYSIS

Factors	Very Satisfactory/Satisfactory
Preferred unit type	86%
Laundry	86%
High speed Internet	84%
Choose own roommate	82%
Physical condition of building	82%
Access to campus dining	80%
Proximity to other students	76%
Quiet place to study	70%
Proximity to classes	68%
Safety and security	64%
Campus activities	59%
Access to Wooster resources	59%
Kitchen	55%
Additional living space in my unit	51%
Educational opportunities	48%
Availability of Study Space	46%
Proximity to convenient parking	43%
Single room	37%
Leadership opportunities	35%
Private bath	27%
Disability accommodations	17%
Greek housing	15%

FIGURE 3.10: What factor was most important when deciding where to live on campus?

When asked about what characteristics Wooster should consider when improving housing, 97% of students responded that keeping housing costs affordable was either “very important” or “important”. Improving the interior finishes of existing housing (95%), providing modern and attractive environments (92%), and improving the amenities (92%) were the next highest choices.

Only 50% of students said they would want the housekeeping services improved, and 62% of respondents want more academically-focused communities.



MARKET ANALYSIS

Factors	Very Important/Important
Keep housing costs affordable	97%
Improve interior finishes of existing housing	95%
Modern and attractive environments	92%
Improve amenities in existing housing	92%
Help retain students at Wooster	85%
Make housing procedures more student friendly	81%
Make Wooster more attractive to prospective students	80%
Improve existing dining services	78%
Improve perception of Residential Life	75%
Improve maintenance services	70%
More academically-focused communities	62%
Improve housekeeping services	50%

FIGURE 3.11: What factors should Wooster consider if improving existing housing?

Preferred Living Situation

When asked about desired features for new housing, in-room wireless Internet access and individual temperature controls were the two most important physical features. The other features within the top five list centered on the desire for a convenient location, laundry facilities in the building, along with a building that is designed and operated in an environmentally-friendly manner.

In Figure 3.12 the light yellow shade represents the top 4 most desirable physical features, and the light gray shade represents the following 10 most desirable features. While these features are not as important as the top four, they represent amenities that should be considered to add value to a future housing project.



MARKET ANALYSIS

Factors	Very Important/Important	
In-room wireless Internet access	63%	HIGH
Individual temperature controls in living units	41%	
Convenient location	41%	
Laundry facilities in the building	36%	
Environmentally-friendly design and operation	26%	MEDIUM
Quiet study area in the building	26%	
Full kitchen in-unit	25%	
Social lounge/TV room in the building	22%	
Private (single) bedroom	20%	
Full-sized beds	20%	
Living room	20%	
Fully furnished living unit	20%	
Storage space	19%	
On-site parking	19%	
Private bathroom	16%	LOW
Washer and dryer in the living unit	16%	
Controlled/secured access to the building	15%	
Fitness or recreation area(s) in or near the housing facility	13%	
Convenient on-campus dining options	11%	
Kitchenette in-unit	8%	
Group meeting space in the housing facility	7%	
Computer lab in the housing facility/complex	6%	
Classrooms/academic facilities in the building	1%	

Figure 3.12 – Most desirable features if Wooster was to build new housing.



DEMAND ANALYSIS

OBJECTIVE

B&D developed a detailed model to project the specific level of demand and unit mix for student housing at the College of Wooster (“Wooster”, “College”). The model derives demand from the student survey responses and projections are based on enrollment figures provided by the College and strategic goals of Wooster.

METHODOLOGY

By utilizing unit type (traditional, suite, apartment) and occupancy preferences (e.g. single room, double room) provided in the electronic survey, B&D’s proprietary Demand-Based Programming (“DBP”) model projected demand onto Wooster’s fall 2010 student enrollment.

Survey respondents were provided a narrative description of each unit type, sample floor plans, and estimated rental rates. Respondents were asked to indicate which unit type and occupancy options they would have selected to live in if they had all been available at the beginning of the current academic year.

To project realistic demand, B&D added a policy filter to the DBP so that all freshmen would be required to live in either a single or double occupancy traditional-style residence hall. All other classes of students could live in any of the unit types available.

Project Description

The following text from the survey described the proposed housing options:

“The next questions refer to your living unit preferences. Several typical student housing designs are shown, along with room rents that would likely be charged to live there. Traditional residence halls feature shared bedrooms and bathrooms, and are generally the least expensive accommodation. Suites offer more space and privacy, but cost more than traditional residences. Program Houses and Apartments offer kitchens and more living space than suites, and are generally the most expensive option.”

The examples that follow are for illustrative purposes only and are NOT drawn to scale. All rents are given in today’s dollars inclusive of utilities, basic telephone with voice mail, and high-speed Internet access.”



DEMAND ANALYSIS

Proposed Unit Types and Estimated Rental Rates

- A. *Traditional Single Occupancy (shared) room. (Similar to a room in Armington Hall)* – One furnished private (single) bedroom with a centrally located bathroom outside the room. No common area or kitchen is provided. A dining plan is required for anyone living in this unit type.

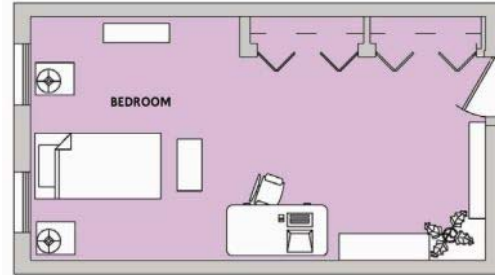


Figure 4.1: Floor Plan of Traditional Single Occupancy Room

- B. *Traditional Double Occupancy (shared) room (Similar to a room in Andrews Hall)* – One furnished double occupancy (shared) bedroom with a centrally located bathroom outside the room. No common area or kitchen is provided. A dining plan is required for anyone living in this unit type.

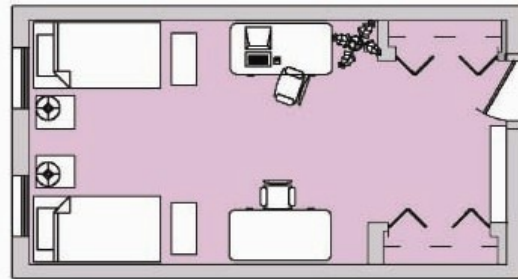


Figure 4.2: Floor Plan of Traditional Double Occupancy Room

- C. *Program Houses/ Independent Student Housing Option (ISHO)* – Houses range from six to sixteen bedrooms and are shared by students with a common interest, and must include a service aspect. Apartments range from two to five bedrooms. Bedrooms in both Program Houses and ISHO are mostly double occupancy, and a kitchen and common area are provided. A dining plan is required for both.

- D. *Semi - Suite with Single Occupancy (private) Bedrooms* – Two furnished single occupancy (private) bedrooms with a shared bathroom in the unit. No common area or kitchen is provided.



Figure 4.3: Floor Plan of Semi-Suite with Single Occupancy Bedrooms



DEMAND ANALYSIS

- E. *Semi - Suite with Double Occupancy (shared) Bedrooms* – Two furnished double occupancy (shared) bedrooms with a shared bathroom in the unit. No common area or kitchen is provided.



Figure 4.4: Floor Plan of Semi-Suite with Double Occupancy Bedrooms

- F. *Full Suite with Single Occupancy (private) Bedrooms* – Two furnished single (private) bedrooms with a shared bathroom and living room in the unit. No kitchen is provided. A dining plan is required for anyone living in this unit type.



Figure 4.5: Floor Plan of Full-Suite with Single Occupancy Bedrooms

- G. *Full Suite with Double Occupancy (shared) Bedrooms* – Two furnished double occupancy (shared) bedrooms with a shared bathroom and living room in the unit. No kitchen is provided. A dining plan is required for anyone living in this unit type.



Figure 4.6: Floor Plan of Full-Suite with Double Occupancy Bedrooms



DEMAND ANALYSIS

- H. *Two-Bedroom, Two-Bathroom Apartment with Single Occupancy (private) Bedrooms* – Two furnished single occupancy (private) bedrooms with a full kitchen, two bathrooms, and living room in the unit. A dining plan is optional for anyone living in this unit type.



Figure 4.7: Floor Plan of Two-Bedroom, Two-Bathroom Apartment with Single Occupancy Bedrooms

- I. *Four-Bedroom, Two-Bathroom Apartment with Single Occupancy (private) Bedrooms* – Four furnished single occupancy (private) bedrooms with a full kitchen, two bathrooms, and living room in the unit. A dining plan is optional for anyone living in this unit type.

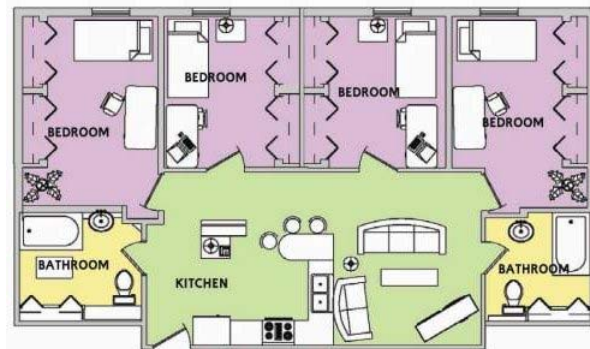


Figure 4.8: Floor Plan of Four-Bedroom, Two-Bathroom Apartment with Single Occupancy Bedrooms



DEMAND ANALYSIS

Summary of Findings

Basing the DBP on current housing capture rates (1,848 beds), Wooster has a surplus of traditional-style and program house / ISHO beds and a deficit of semi-suite, full-suite, and apartment beds as shown in Figure 4.9.

Unit Type	Demand	Existing	Surplus/(Deficit)
Traditional	861	1476	615
Program House/ISHO	149	333	184
Semi-Suite	161	75	(86)
Full-Suite	297	95	(202)
Apartment	379	0	(379)
Total	1,848	1,979	

Figure 4.9: Student Housing Demand

The DBP results show that the demand (1,848 beds) is less than the on-campus bed capacity (1,979 beds). B&D's recommended bed mix is based on the DBP and Wooster's strategic goals is provided in Figure 4.10. Wooster's goal is to maintain an on-campus occupancy of 93% in order to provide swing space for renovations and accommodate enrollment fluctuations.

Unit Type	Existing	Demand	Surplus/(Deficit) Beds	% Existing	% Demand	Difference
Traditional	1,476	923	553	75%	47%	-28%
Program House/ISHO	333	160	173	17%	8%	-9%
Semi-Suite	75	173	(98)	4%	9%	5%
Full-Suite	95	318	(223)	5%	16%	11%
Apartment	0	405	(405)	0%	20%	20%
Total	1,979	1,979				

Figure 4.10: Recommended Bed Mix

Exhibit A

**Strategic Asset
Value Analysis**

College of Wooster
 Student Housing Master Plan
 Strategic Asset Value Analysis

Legend:		Targeted Strategic Value											
X - Current Condition		Low					High						
O - Targeted Aspiration		0	1	2	3	4	5	6	7	8	9	10	
Wooster Current Conditions:						X							
Wooster Aspirations:								O					
I. Educational Outcomes		0	1	2	3	4	5	6	7	8	9	10	Notes
a. Supervision Through Maturity									X				<p>0: Housing provided for competitive reasons only, unit types reflect demand, minimal staffing and programming</p> <p>10: "Live-on" requirement, house significant proportion of students, large proportion of traditional rooms, high degree of staffing and programming. Wooster wants to improve staffing and programming.</p>
b. Proximity to Academic Space									X				<p>0: Housing provided at campus perimeter, no associated academic support facilities</p> <p>10: Housing is major part of Master Plan, locations are close to academic core, "residential college" relationships, integrated academic support facilities. Wooster would like to integrate academics into houses, and reinforce existing residential areas.</p>
c. Personal Development									X				<p>0: No class distinctions made in room/building assignment, uniform rules/programming, minimum social/educational space</p> <p>10: Room/building assignment by class, support spaces/facilities provided, graduated programming and rules enforcement, academic tie-ins, live-in faculty. Wooster feels it is beneficial to have a mix of classes, and there is a need for better spaces within residence halls to foster community</p>
d. Direct Curriculum Enhancement					X							O	<p>0: No effort to assign rooms by major, more traditional programming/staffing, no faculty interaction</p> <p>10: Room/building assignment by major, "interest groups," "residential colleges," living/learning emphasis, academic support spaces provided, faculty in-residence/mentors. Wooster is committed to special interest housing, and feels it is important to create small communities.</p>
e. Development Continuum								X					<p>0: Unit type mix dictated by other factors, younger students allowed in apartments, no differentiation in programming/supervision</p> <p>10: Full range of unit types available, differential programming/supervision (from parent to landlord), unit amenities responsive to market for all student classifications. It is important to integrate classes, and there is a high care level for freshman and seniors.</p>

College of Wooster
 Student Housing Master Plan
Strategic Asset Value Analysis

Legend:	Targeted Strategic Value											
	X - Current Condition	Low									High	
O - Targeted Aspiration	0	1	2	3	4	5	6	7	8	9	10	
Wooster Current Conditions:					X							
Wooster Aspirations:							O					
II. Enrollment Management	0	1	2	3	4	5	6	7	8	9	10	Notes
a. Competitive Amenity				X								0: Focus on the basics, large proportion of doubles for efficiency, minimal support facilities and amenities, housing not "shown off"
							O					10: Wide range of unit types available, enhanced amenities better than the private market, at market or below-market rates, additional work rooms, bike storage facilities, and increased number of communal spaces provided. Wooster feels it is important to create a better mix of types and amenities consistent with student demand.
III. Campus Community	0	1	2	3	4	5	6	7	8	9	10	Notes
a. Out-of-class Activity						X						0: Campus provides primarily academic and related facilities, minimal accommodation for student activities and events, hours of operation cater to commuters
							O					10: Extensive activities and event programming, facilities to support student Living/Learning programs, work room focus for enhanced creativity and no lack of availability on campus
b. Neighborhood Creation							X					0: Site selection dictated by land availability, housing spread out across campus, housing not important part of Master Plan
										O		10: Housing facilities offer enough density of residents to create campus community, facilities are close to academic spaces, and support facilities. New housing should reinforce existing neighborhoods and create interior and exterior community space
c. Quality of Life System Integration							X					0: No connection required between housing, food, fitness center, athletics/club sports
										O		10: Intentional plan to further integrate housing with food, fitness center, athletics/club sports, physical proximities are master plan-level priority. Prximity to Lowry Student Center and the Scot Center as well as a connection to downtown is desired.

College of Wooster
 Student Housing Master Plan
 Strategic Asset Value Analysis

Legend:		Targeted Strategic Value											
X - Current Condition	Low	0	1	2	3	4	5	6	7	8	9	10	High
O - Targeted Aspiration													
Wooster Current Conditions:						X							
Wooster Aspirations:								O					
IV. Financial Performance		0	1	2	3	4	5	6	7	8	9	10	Notes
a. Balance Sheet Utilization				X				O					0: Always avoid using the balance sheet for housing to preserve debt capacity for academic priorities and non-revenue projects. 10: The school is comfortable using its full faith and credit and fundraising capacity to maximize the leveraging capacity of the project's cash flows. Debt coverage ratios of less than 1:1 are acceptable in the short run. All construction and renovation funds will most likely come from fundraising.
b. Revenue/Occupancy Risk Tolerance							X	O					0: The school's general fund and credit are protected by managing high occupancy coverage ratios and pricing is set to maintain a competitive advantage with the off-campus market. 10: Rental rates are at or above market (amenities or location advantages allow higher rent), high premium for "super singles," rent rate differentiation by building based on demand and occupancy coverage ratio targets are low.
c. Level of Service								O		X			0: Accurate accounting and break-even analyses required for all programs/services, outsourcing considered; service standards will be compromised to ensure budget compliance 10: Wide range of programs/services/personnel, academic/student life objectives provided without regards to costs to housing system, no desire to outsource. Careful analysis of operating costs will be undertaken by the College.
V. Sustainability		0	1	2	3	4	5	6	7	8	9	10	Notes
a. Sustainable Practices							X					O	0: No interest in sustainable initiatives. Financial proforma dictates what can be achieved. 10: Sustainability and LEED certification are critical. Gold or platinum rating is preferred. All new construction will need to be at least LEED Silver certified.

Exhibit B

**Benchmarking
Analysis**

College of Wooster
Student Housing Master Plan
 Competitive Context Analysis

General Information (Tuition, fees, room, and board represent annual 2010-2011 rates)

School	Tuition (1)	Average Costs		Room &	Total Cost	City/State	Semester/	Web Address	
Type		Room (2)	Board (3)	Board			Quarter		
College of Wooster	Private	\$36,598	\$4,110	\$4,960	\$9,070	\$45,668	Wooster, OH	S	www.wooster.edu
Allegheny College	Private	\$35,850	\$4,620	\$4,340	\$8,160	\$44,010	Meadville, PA	S	www.allegheny.edu
Bates College	Private	NP	NP	NP	NP	\$53,300	Lewiston, ME	S	www.bates.edu
Connecticut College	Private	\$43,990	\$4,080	\$5,040	\$9,120	\$53,110	New London, CT	S	www.conncoll.edu
Davidson College	Private	\$38,866	\$5,733	\$5,124	\$10,857	\$49,723	Charlotte, NC	S	www.davidson.edu
Denison University	Private	\$39,330	\$5,480	\$4,480	\$9,960	\$49,290	Granville, OH	S	www.denison.edu
Dickinson University	Private	\$42,610	\$5,380	\$5,230	\$10,610	\$53,220	Carlisle, PA	S	www.dickinson.edu
Lawrence University	Private	\$36,042	\$3,711	\$3,906	\$7,617	\$43,659	Appleton, WI	Q	www.lawrence.edu
Kenyon College	Private	\$39,420	\$4,510	\$5,220	\$9,500	\$48,920	Gambier, OH	S	www.kenyon.edu
Oberlin College	Private	\$42,842	\$5,720	\$5,930	\$11,930	\$54,772	Oberlin, OH	S	www.oberlin.edu
Average (without Wooster)		\$39,869	\$4,904	\$4,909	\$9,719	\$50,000			

NOTES:

SOURCE - University websites, nceds.ed.gov

(1) - Undergraduate tuitions and fees per university websites for students entering in the fall of 2010

(2) - Average room rate for traditional-style double occupancy room

(3) - Average board rate for 15-19 meals per week

NP - Specific dollar amounts not provided by College - Flat rate for tuition + room & board.

College of Wooster
Student Housing Master Plan
 Competitive Context Analysis

Demographics

	Fall 2010	Gender		Enrollment Status	
	Enrollment	% Male	% Female	% Full-time	% Part-time
College of Wooster	1,895	46%	54%	98%	2%
Allegheny College	2,100	45%	55%	98%	2%
Bates College	1,738	47%	53%	100%	0%
Connecticut College	1,911	39%	61%	96%	4%
Davidson College	1,743	49%	51%	100%	0%
Denison University	2,267	55%	45%	99%	1%
Dickinson College	2,376	44%	56%	98%	2%
Lawrence University	1,483	13%	54%	97%	3%
Kenyon College	1,633	48%	52%	99%	1%
Oberlin College	2,939	47%	53%	98%	2%
Average (without Wooster)	2,021	43%	53%	98%	2%

Notes:

SOURCE - University websites, nces.ed.gov

College of Wooster
Student Housing Master Plan
 Competitive Context Analysis

Room Cost

	Fall 2010		
	Traditional Single	Traditional Double	Traditional Triple
College of Wooster	\$ 5,110	\$ 4,110	\$ 3,860
Allegheny College	\$ 5,430	\$ 4,620	\$ 4,620
Connecticut College	NP	\$ 4,080	NP
Davidson College	NP	\$ 5,733	NP
Denison University	\$ 6,640	\$ 5,480	\$ 5,480
Dickinson College	\$ 5,630	\$ 5,380	\$ 5,130
Lawrence University	NP	\$ 3,711	NP
Kenyon College	\$ 6,650	\$ 4,510	\$ 3,410
Oberlin College	\$ 6,070	\$ 5,720	\$ 5,720
Average (without Wooster)	\$ 6,084	\$ 4,904	\$ 4,872
Cost Delta vs. Wooster	\$ 974	\$ 794	\$ 1,012

Notes:

SOURCE - University websites

NP - Not Provided

Exhibit C

Survey Results & Comments

College of Wooster Spring 2011

Description:

Date Created: 4/25/2011 3:58:57 PM

Date Range: 5/2/2011 12:00:00 AM - 5/13/2011 11:59:00 PM

Total Respondents: 694

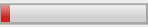
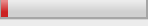
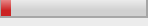
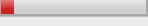
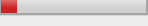
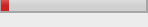
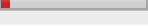
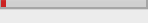
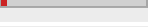
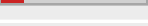
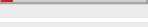


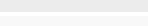
Q1. How important was the availability of on-campus housing in your decision to attend Wooster?			
Count	Percent		
335	48.27%		Very important
244	35.16%		Important
90	12.97%		Unimportant
25	3.60%		Very unimportant
694	Respondents		

Q2. When you first decided to attend Wooster, how did you learn about your housing options? SELECT ALL THAT APPLY				
Count	Respondent %	Response %		
51	7.35%	2.54%		I did not learn about housing options.
420	60.52%	20.95%		Admissions materials or presentations
306	44.09%	15.26%		New student orientation
211	30.40%	10.52%		Friends/acquaintances
434	62.54%	21.65%		Campus tour
395	56.92%	19.70%		Wooster website
22	3.17%	1.10%		Other website(s)
75	10.81%	3.74%		College guidebooks or other non-Wooster reference materials
10	1.44%	0.50%		High school counselors
48	6.92%	2.39%		Wooster faculty/staff
33	4.76%	1.65%		Other (please specify)
694	Respondents			
2005	Responses			

Q3. Compared to other college or university student housing with which you are familiar, how would you rate Wooster's student housing?			
Count	Percent		
65	9.37%		Very satisfactory
418	60.23%		Satisfactory
125	18.01%		Unsatisfactory
38	5.48%		Very unsatisfactory
48	6.92%		Not familiar with any other college or university student housing
694	Respondents		

Q4. Where do you currently live?			
Count	Percent		
576	83.60%		Residence Hall
86	12.48%		Program House
9	1.31%		Independent Student Housing Option (ISHO)
18	2.61%		None of the above/Other (please specify)
689	Respondents		

Q5. In what Residence Hall do you currently reside?

Count	Percent		
36	6.44%		Andrews Hall
27	4.83%		Armington Hall
37	6.62%		Babcock Hall
50	8.94%		Bissman Hall
60	10.73%		Bornhuetter Hall
32	5.72%		Compton Hall
33	5.90%		Douglas Hall
19	3.40%		Gault Manor
21	3.76%		Holden Hall Annex
89	15.92%		Holden Hall
46	8.23%		Kenarden Lodge
44	7.87%		Luce Hall
22	3.94%		Stevenson Hall
43	7.69%		Wagner Hall
559	Respondents		

Q6. In what Program House do you currently reside?

Count	Percent		
4	4.94%		Aultz House
2	2.47%		Avery House
0	0.00%		Bryan House
4	4.94%		Calcei House
2	2.47%		Colonial House
4	4.94%		Corner House
4	4.94%		Crandall Apartments
2	2.47%		Gable House
2	2.47%		Grosjean House
1	1.23%		Henderson Apartments
1	1.23%		Hider House
2	2.47%		Iceman House
1	1.23%		Johnson House
4	4.94%		Kate House
8	9.88%		Kennedy Apartments
2	2.47%		Kieffer House
5	6.17%		Lewis House
0	0.00%		McDavitt House
3	3.70%		Miller Manor
1	1.23%		Morris House
0	0.00%		Reed House
0	0.00%		Rickett House
3	3.70%		Schlabach House
4	4.94%		Scot Cottage
3	3.70%		Shearer House
4	4.94%		Stadium House
0	0.00%		Troyer House
5	6.17%		Weber House
8	9.88%		Westminster House
2	2.47%		Yost House
81 Respondents			

Q7. In what Independent Student Housing Option (ISHO) do you currently reside?

Count	Percent		
2	22.22%		East End
6	66.67%		Fairlawn
0	0.00%		Hider Apartments
1	11.11%		Howell House
9 Respondents			

Q8. How would you describe your current living conditions?

Count	Percent		
191	28.68%		Very satisfactory
342	51.35%		Satisfactory
97	14.56%		Unsatisfactory
36	5.41%		Very unsatisfactory
666	Respondents		

Q9. Based on where you currently live, how would you rate the quality of the following spaces? - Room amenities (size of room, furniture, closet/wardrobe)

Count	Percent		
209	31.33%		High quality
269	40.33%		Somewhat high quality
113	16.94%		Somewhat low quality
75	11.24%		Low quality
1	0.15%		No basis to judge
667	Respondents		

Q10. Based on where you currently live, how would you rate the quality of the following spaces? - Floor amenities (lounges, study rooms, etc., on your floor)

Count	Percent		
140	20.96%		High quality
198	29.64%		Somewhat high quality
133	19.91%		Somewhat low quality
131	19.61%		Low quality
66	9.88%		No basis to judge
668	Respondents		

Q11. Based on where you currently live, how would you rate the quality of the following spaces? - Building amenities (commons space shared with entire building)

Count	Percent		
171	25.71%		High quality
255	38.35%		Somewhat high quality
153	23.01%		Somewhat low quality
78	11.73%		Low quality
8	1.20%		No basis to judge
665	Respondents		

Q12. Based on where you currently live, how would you rate the quality of the following spaces? - Physical condition of building

Count	Percent		
150	22.49%		High quality
215	32.23%		Somewhat high quality
188	28.19%		Somewhat low quality
113	16.94%		Low quality
1	0.15%		No basis to judge
667	Respondents		

Q13. Based on where you currently live, how would you rate the quality of the following spaces? - Availability of spaces to study

Count	Percent		
99	14.89%		High quality
210	31.58%		Somewhat high quality
189	28.42%		Somewhat low quality
151	22.71%		Low quality
16	2.41%		No basis to judge
665	Respondents		

Q14. Based on where you currently live, how would you rate the quality of the following spaces? - Gathering spaces for social activities

Count	Percent		
157	23.57%		High quality
274	41.14%		Somewhat high quality
160	24.02%		Somewhat low quality
67	10.06%		Low quality
8	1.20%		No basis to judge
666	Respondents		

Q15. Based on where you currently live, how would you rate the quality of the following spaces? - Outdoor amenities (green space, bbq pits, outdoor seating, etc.)

Count	Percent		
187	28.08%		High quality
284	42.64%		Somewhat high quality
126	18.92%		Somewhat low quality
61	9.16%		Low quality
8	1.20%		No basis to judge
666	Respondents		

Q16. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of my preferred housing unit type (double room, private room, apartment, suite, etc.)

Count	Percent		
323	49.31%		Very important
238	36.34%		Important
67	10.23%		Unimportant
27	4.12%		Very unimportant
655	Respondents		

Q17. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to choose my own roommate(s)

Count	Percent		
365	56.07%		Very important
170	26.11%		Important
67	10.29%		Unimportant
49	7.53%		Very unimportant
651	Respondents		

Q18. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Ability to live in Greek housing

Count	Percent		
58	8.92%		Very important
40	6.15%		Important
93	14.31%		Unimportant
459	70.62%		Very unimportant
650	Respondents		

Q19. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of accommodations for persons with disabilities

Count	Percent		
49	7.60%		Very important
59	9.15%		Important
150	23.26%		Unimportant
387	60.00%		Very unimportant
645	Respondents		

Q20. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to classes

Count	Percent		
160	24.50%		Very important
286	43.80%		Important
137	20.98%		Unimportant
70	10.72%		Very unimportant
653	Respondents		


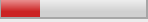
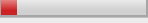
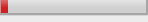
Q21. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to other students

Count	Percent		
183	28.02%		Very important
316	48.39%		Important
108	16.54%		Unimportant
46	7.04%		Very unimportant
653	Respondents		

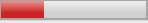

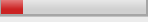
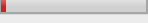
Q22. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Proximity to, or availability of, convenient parking

Count	Percent		
110	16.95%		Very important
168	25.89%		Important
156	24.04%		Unimportant
215	33.13%		Very unimportant
649	Respondents		

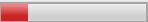
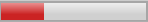

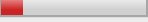
Q23. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of high-speed Internet

Count	Percent		
375	57.52%		Very important
174	26.69%		Important
70	10.74%		Unimportant
33	5.06%		Very unimportant
652	Respondents		

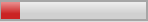
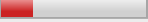

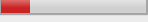
Q24. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Physical condition of the building

Count	Percent		
192	29.54%		Very important
339	52.15%		Important
97	14.92%		Unimportant
22	3.38%		Very unimportant
650	Respondents		


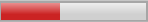
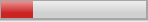
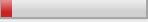
Q25. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of educational opportunities

Count	Percent		
119	18.39%		Very important
193	29.83%		Important
236	36.48%		Unimportant
99	15.30%		Very unimportant
647	Respondents		

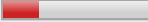
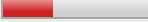
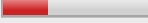
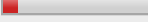
Q26. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of leadership opportunities

Count	Percent		
83	12.79%		Very important
145	22.34%		Important
290	44.68%		Unimportant
131	20.18%		Very unimportant
649	Respondents		

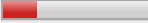
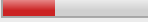
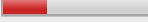
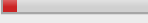
Q27. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a quiet place to study

Count	Percent		
193	29.69%		Very important
265	40.77%		Important
143	22.00%		Unimportant
49	7.54%		Very unimportant
650	Respondents		

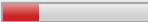
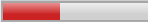

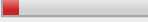
Q28. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Access to Wooster resources (computer labs, student services, administrative offices, etc.)

Count	Percent		
159	24.54%		Very important
222	34.26%		Important
202	31.17%		Unimportant
65	10.03%		Very unimportant
648	Respondents		

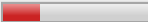
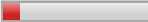

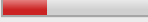
Q29. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Opportunity to be involved in campus activities

Count	Percent		
152	23.28%		Very important
236	36.14%		Important
201	30.78%		Unimportant
64	9.80%		Very unimportant
653	Respondents		


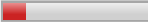

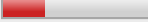
Q30. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Safety and security features

Count	Percent		
159	24.57%		Very important
256	39.57%		Important
160	24.73%		Unimportant
72	11.13%		Very unimportant
647	Respondents		

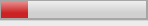
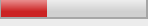
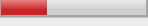
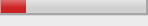
Q31. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a private (single) bedroom

Count	Percent		
165	25.35%		Very important
77	11.83%		Important
211	32.41%		Unimportant
198	30.41%		Very unimportant
651	Respondents		

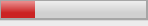
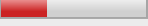
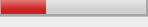
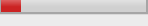
Q32. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a private bathroom

Count	Percent		
73	11.18%		Very important
103	15.77%		Important
288	44.10%		Unimportant
189	28.94%		Very unimportant
653	Respondents		



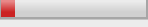
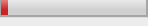
Q33. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of additional living space outside my bedroom but within my unit

Count	Percent		
121	18.59%		Very important
209	32.10%		Important
208	31.95%		Unimportant
113	17.36%		Very unimportant
651	Respondents		

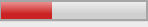

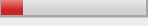
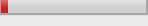
Q34. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of a kitchen

Count	Percent		
151	23.20%		Very important
207	31.80%		Important
202	31.03%		Unimportant
91	13.98%		Very unimportant
651	Respondents		


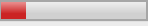
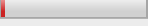
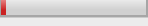
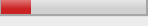
Q35. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Availability of convenient laundry facilities

Count	Percent		
283	43.47%		Very important
276	42.40%		Important
63	9.68%		Unimportant
29	4.45%		Very unimportant
651	Respondents		


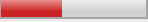
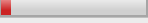
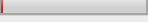
Q36. Please rate how important each of the following factors was in your decision on where to live this year: SELECT ONE RESPONSE FOR EACH FACTOR - Access to campus dining

Count	Percent		
229	35.29%		Very important
288	44.38%		Important
100	15.41%		Unimportant
32	4.93%		Very unimportant
649	Respondents		

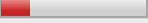
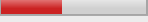
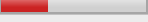
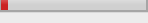
Q37. Where do you plan to live next year?

Count	Percent		
373	55.92%		Residence Hall
113	16.94%		Program House
19	2.85%		Independent Student Housing Option (ISHO)
22	3.30%		Undecided on where to live
140	20.99%		Not applicable; I will not be attending Wooster next year.
667	Respondents		

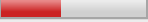
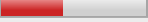
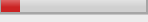
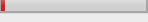
Q38. Please rate how important each of the following factors should be to Wooster as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Provide modern and attractive living environments to student

Count	Percent		
318	50.00%		Very important
268	42.14%		Important
44	6.92%		Unimportant
6	0.94%		Very unimportant
636	Respondents		

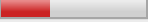

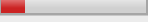
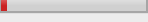
Q39. Please rate how important each of the following factors should be to Wooster as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Create more academically-focused residential communities

Count	Percent		
127	19.91%		Very important
271	42.48%		Important
209	32.76%		Unimportant
31	4.86%		Very unimportant
638	Respondents		


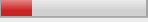
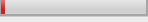
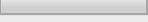
Q40. Please rate how important each of the following factors should be to Wooster as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Help retain students at Wooster

Count	Percent		
266	41.63%		Very important
274	42.88%		Important
82	12.83%		Unimportant
17	2.66%		Very unimportant
639	Respondents		

Q41. Please rate how important each of the following factors should be to Wooster as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Make Wooster more attractive to prospective students

Count	Percent		
215	33.86%		Very important
291	45.83%		Important
105	16.54%		Unimportant
24	3.78%		Very unimportant
635	Respondents		

Q42. Please rate how important each of the following factors should be to Wooster as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Keep housing costs affordable

Count	Percent		
486	76.18%		Very important
135	21.16%		Important
16	2.51%		Unimportant
1	0.16%		Very unimportant
638	Respondents		

Q43. Please rate how important each of the following factors should be to Wooster as it considers improvements to on-campus housing: **SELECT ONE RESPONSE FOR EACH FACTOR** - Improve the physical condition of existing campus housing, such as bathroom modernization, new carpeting, new lighting, and painting

Count	Percent		
421	66.19%		Very important
181	28.46%		Important
33	5.19%		Unimportant
1	0.16%		Very unimportant
636	Respondents		

Q44. Please rate how important each of the following factors should be to Wooster as it considers improvements to on-campus housing: **SELECT ONE RESPONSE FOR EACH FACTOR** - Improve amenities in existing campus housing, such as room furnishings, lounges, recreation areas, and computing resources

Count	Percent		
343	53.85%		Very important
242	37.99%		Important
47	7.38%		Unimportant
5	0.78%		Very unimportant
637	Respondents		

Q45. Please rate how important each of the following factors should be to Wooster as it considers improvements to on-campus housing: **SELECT ONE RESPONSE FOR EACH FACTOR** - Improve student perception of the Office of Residence Life

Count	Percent		
277	43.42%		Very important
202	31.66%		Important
131	20.53%		Unimportant
28	4.39%		Very unimportant
638	Respondents		

Q46. Please rate how important each of the following factors should be to Wooster as it considers improvements to on-campus housing: **SELECT ONE RESPONSE FOR EACH FACTOR** - Improve maintenance services

Count	Percent		
195	30.56%		Very important
254	39.81%		Important
169	26.49%		Unimportant
20	3.13%		Very unimportant
638	Respondents		

Q47. Please rate how important each of the following factors should be to Wooster as it considers improvements to on-campus housing: **SELECT ONE RESPONSE FOR EACH FACTOR** - Improve housekeeping services

Count	Percent		
91	14.29%		Very important
229	35.95%		Important
268	42.07%		Unimportant
49	7.69%		Very unimportant
637	Respondents		

Q48. Please rate how important each of the following factors should be to Wooster as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Improve existing residential dining programs

Count	Percent		
264	41.77%		Very important
227	35.92%		Important
118	18.67%		Unimportant
23	3.64%		Very unimportant
632	Respondents		

Q49. Please rate how important each of the following factors should be to Wooster as it considers improvements to on-campus housing: SELECT ONE RESPONSE FOR EACH FACTOR - Change existing housing policies and procedures so they are more student friendly

Count	Percent		
290	45.74%		Very important
226	35.65%		Important
104	16.40%		Unimportant
14	2.21%		Very unimportant
634	Respondents		

Q50. If Wooster built new housing, which five physical features would be the most important to you? SELECT UP TO FIVE

Count	Respondent %	Response %		
260	40.56%	8.21%		Convenient location
131	20.44%	4.14%		Private (single) bedroom
105	16.38%	3.32%		Private bathroom
161	25.12%	5.09%		In-unit full kitchen (sink with garbage disposal, full-sized refrigerator, microwave, stove/oven, and dishwasher)
49	7.64%	1.55%		In-unit kitchenette (sink with dishwasher, small refrigerator, and microwave)
126	19.66%	3.98%		Living room
121	18.88%	3.82%		Storage space
125	19.50%	3.95%		Fully furnished living unit
86	13.42%	2.72%		Fitness or recreation area(s) in or near the housing facility
40	6.24%	1.26%		Computer lab in the housing facility/complex
262	40.87%	8.28%		Individual temperature controls in living units
130	20.28%	4.11%		Full-sized beds
119	18.56%	3.76%		On-site parking
68	10.61%	2.15%		Convenient on-campus dining options
168	26.21%	5.31%		Quiet study area in the building
7	1.09%	0.22%		Classrooms/academic facilities in the building
103	16.07%	3.25%		Washer and dryer in the living unit
233	36.35%	7.36%		Convenient laundry facilities in the building
93	14.51%	2.94%		Controlled/secured access to the building
141	22.00%	4.45%		Social lounge/TV room in the building
404	63.03%	12.76%		In-room wireless Internet access
169	26.37%	5.34%		Environmentally-friendly design and operation
47	7.33%	1.48%		Group meeting space in the housing facility
18	2.81%	0.57%		Other (please specify)
641	Respondents			
3166	Responses			

Q51. If all of the unit types described above were available on Wooster's campus at the rents outlined, what would have been your living preference for this academic year (2010-2011)?

Count	Percent		
64	10.37%		Unit A: Single occupancy (private) bedroom in a traditional residence hall
85	13.78%		Unit B: Double occupancy (shared) bedroom in a traditional residence hall
59	9.56%		Unit C: Program House/ISHO
49	7.94%		Unit D: Semi-suite with single occupancy
44	7.13%		Unit E: Semi-suite with double occupancy
80	12.97%		Unit F: Full suite with single occupancy bedrooms
78	12.64%		Unit G: Full suite with double occupancy
53	8.59%		Unit H: Two-bedroom, two-bathroom apartment with single occupancy (private) bedrooms
105	17.02%		Unit I: Four-bedroom, two-bathroom apartment with single occupancy (private) bedrooms
617	Respondents		

Q52. If your preferred unit type described above were unavailable, what would your second choice have been for this academic year?

Count	Percent		
65	10.48%		Unit A: Single occupancy (private) bedroom in a traditional residence hall
83	13.39%		Unit B: Double occupancy (shared) bedroom in a traditional residence hall
53	8.55%		Unit C: Program House/ISHO
54	8.71%		Unit D: Semi-suite with single occupancy
65	10.48%		Unit E: Semi-suite with double occupancy
85	13.71%		Unit F: Full suite with single occupancy bedrooms
74	11.94%		Unit G: Full suite with double occupancy
65	10.48%		Unit H: Two-bedroom, two-bathroom apartment with single occupancy (private) bedrooms
76	12.26%		Unit I: Four-bedroom, two-bathroom apartment with single occupancy (private) bedrooms
620	Respondents		

Q53. What is your class standing?

Count	Percent		
191	30.22%		First year
161	25.47%		Sophomore
151	23.89%		Junior
128	20.25%		Senior
1	0.16%		Other
632	Respondents		

Q54. What is your age?

Count	Percent		
1	0.16%		17 or under
240	37.97%		18 - 19
290	45.89%		20 - 21
98	15.51%		22 - 24
2	0.32%		25 - 29
1	0.16%		30 or over
632	Respondents		

Q55. What is your gender?

Count	Percent		
213	33.70%		Male
416	65.82%		Female
3	0.47%		Other
632	Respondents		

Q56. What is your ethnic or racial background?

Count	Percent		
25	3.96%		Asian Pacific
34	5.39%		Black
7	1.11%		Hispanic
2	0.32%		Native American
526	83.36%		White
23	3.65%		Multiracial
14	2.22%		Other (please specify)
631	Respondents		

Q57. What is your current residency status?

Count	Percent		
600	95.69%		Domestic student (U.S. citizen or permanent resident)
27	4.31%		International student
627	Respondents		

Q58. In what college/school are you currently enrolled or affiliated?

Count	Percent		
72	11.37%		Undeclared or undecided major
77	12.16%		Biology/Biomedical Sciences
49	7.74%		English
47	7.42%		History
15	2.37%		Philosophy/Religion
42	6.64%		Physical Sciences
49	7.74%		Psychology
127	20.06%		Social Sciences
9	1.42%		University College
40	6.32%		Visual and Performing Arts
106	16.75%		Other (please specify)
633	Respondents		

Q59. What is the ZIP code at your home/permanent residence? (If an international student, please enter the name of your home country.)

Count	Percent		
617	100.00%		
617	Respondents		

Q60. Do you receive financial aid?

Count	Percent		
518	81.83%		Yes
115	18.17%		No
633	Respondents		

Q61. What type(s) of aid awards do you receive? (Check all that apply)				
Count	Respondent %	Response %		
449	87.02%	29.31%		Merit award
264	51.16%	17.23%		Need-based federal or state grant (e.g., Pell, SEOG, Ohio or other state financial aid award)
285	55.23%	18.60%		Need-based College of Wooster grant (e.g., Dean's, College Scholar, Allen Scholar, Compton)
309	59.88%	20.17%		Loan
225	43.60%	14.69%		Work study job
516	Respondents			
1532	Responses			

Q62. Please feel free to provide any additional comments or suggestions regarding this survey. All comments will be shared with Wooster's administration but none will be personally attributable to any individual student.		
Count	Percent	
228	100.00%	
228	Respondents	



STUDENT SURVEY COMMENTS

The following comments were taken directly from the survey and not edited or filtered by B&D.

- ❖ In the program house I am in, we were not provided any living room furniture. Someone in the house had a futon and their relatives gave us a couch because we had none. I think every house needs to make sure it has all furniture needed to live in. Additionally, we moved into the house and there were no screens and some windows wouldn't open. It did not look like any maintenance had been done over the summer.
- ❖ A few weeks ago I saw 6 cockroaches in the Holden basement lounge. The building really needs to be bug-bombed over the summer. Otherwise, housing is okay. Some of the rooms designated as doubles in campus housing are not physically able to be doubles -- res life couldn't get furniture to fit unless beds were lofted
- ❖ access to kitchen on the same floor level as the dorm room would be ideal, not necessarily in a suite, just on the floor. Also, as many washers/dryers as possible.
- ❖ Again, I would just like to stress that perhaps the houses should be thoroughly looked through and cleaned. The houses have bat problems and a lot of times that is hard to live with whenever they decide to come out.
- ❖ Air conditioning would be great. However, more importantly I think the restrooms in many of the residence halls need to be updated.
- ❖ Air Conditioning!
- ❖ AIR CONDITIONING!
- ❖ Air Conditioning! In-dorm printing facilities! Reliable wireless internet. More apartment options! ABILITY TO OPT-OUT OF CAMPUS DINING.
- ❖ All dorms should have a lounge on every floor; Wagner needs to replace old dorm room furniture, Wagner need renovated.
- ❖ All living spaces should have access to a TV for each hall or specified amount of people.
- ❖ Although better living options would be nice, I would personally prefer to keep the costs low. I feel that traditional double-occupancy (Unit B) are great as long as the rooms are big enough (UNLIKE Bissman Hall), and the bathrooms are new and clean. In order to retain more students and to make the college more attractive, the school should work on upgrading & improving existing facilities. The common areas/lounges should also be improved with better and more comfortable furniture, like in Babcock Hall's first floor lounge.



STUDENT SURVEY COMMENTS

- ❖ Although not emphasized, I would really prefer new living spaces to be as environmentally friendly as possible. For instance, I believe one of the greatest wastes of energy, is when the dorm gets heated as a whole and some students believe it is too hot so they open their windows in the winter. I understand that renovating the current situation would be painful and expensive, at the same time, believe that the current expenditures are flying out the window (forgive me, finals are near). Thanks
- ❖ Another Dining Hall 24/7 would greatly help. Expanding the campus as well.
- ❖ Anyone who has had to deal with residence life staff, they tend to describe it as a negative experience. They leave students out of the loop, and show little respect for students wants.
- ❖ As a whole, I think that Res life needs to do a better job of hiring RAs who are actually committed to doing their jobs and who are around and are available. At a number of points during my time here, it was virtually impossible to find an RA who was available to help with different tasks.
- ❖ As upperclassmen I felt disappointed I was unable to live in a program house in my senior year. I like the freedom, independence, and cooking facilities available to me in my house. I do not want to live in a residence hall anymore and not in a double but I really cannot justify living in a single for 500 extra dollars a semester. For me the 500 dollars extra was worth it when I got full kitchen access. I won't have any sort of a kitchen next year. We had a good program and didn't do anything differently in our interview this year than we did last year. A younger group of students got to live in the humane society house, a program we had helped develop and had a strong relationship with. I feel like there should be more abilities or preference for upperclassmen to live in houses because I have talked to several groups of students put in the same position as me.
- ❖ As it stands right now, ResLife is a joke. They are poorly managed, inefficient, and disorganized. The ResLife staff is immature and incapable of handling crisis in an appropriate manner. ResLife is slow to respond to students needs. You might want to fix that.
- ❖ As much as I'd like the campus to be more impressionable to prospective students, I think it's highly important to keep tuition affordable for the students that are already enrolled at Wooster. I toured this school when Beall Avenue was being rebuilt so there was gravel, concrete and metal poles everywhere. It wasn't pretty, but the education was worth it. I strongly believe those are the kind of students you want here. I understand the logistics of having a gorgeous campus but I was sold at Kauke. If you are increasing tuition because of the new renovations then allow upperclassmen to enjoy them. Then again, I might be a tad upset that I had to be placed in the Holden Annex while Bissman was renovated (even if they were smaller things) for the incoming freshmen. Whenever there's wind, I can't sleep



STUDENT SURVEY COMMENTS

because the windows shake, as well as the floors. If the Annex is to be kept as a part of student housing then I recommends you start there. One last thing, if Wooster really is a place where students are encouraged to succeed (which, I undoubtedly believe it is) the cost of tuition is extremely important. I don't want to attend three years and then realize at the end of my junior year that I cannot afford to pay for my senior year.

- ❖ At the very least, seniors should not be required to live on campus. Juniors probably shouldn't either. It shouldn't be a matter of applying and being granted an exception, but instead it should be simple and intuitive.
- ❖ Before you decide to build a new dorm (if and when that should happen), you should consider re-evaluating and fixing the current dorms. Don't build new options for a few students to benefit from while the rest of the campus has to suffer. Since everyone has to live on campus, the options should all be basically the same. People with low numbers should not be left to suffer in a creaky, musty, sauna of a dorm. Please, please, please look into spending your money fixing current dorms FIRST, then build whatever you want. It would be as simple as sending a survey to each dorm asking residents to evaluate their living experience for the year. There's no reason the survey part has not been done, and it makes Res-Life look bad and the students feel unappreciated when the administration hasn't even pretended to care what their living experience is like.
- ❖ Bissman Hall is the worst dorm I have ever seen in the 5+ colleges/universities I have stayed overnight in. My double was honestly the size of a small single at most universities. My room was an embarrassment when I had friends come visit. I had a few prospective students stay overnight in my room and they said that my room helped make their decision to not go to Wooster. I think the Greeks should have to move back into the worst dorm on campus instead of them tearing up the program houses and only exploiting them for parties.
- ❖ Bissman is extremely small and I feel that if we are stuck here for our freshmen year, we should have priority housing for next year. It is annoying that people in Bornhuetter had better lottery numbers than us because there rooms were so nice this year.
- ❖ Bissman Residents should not be required to pay the full housing amount, due to the room size & lack of accommodations.
- ❖ Bornhuetter is an excellent dorm. If I could, I would live here all four years. If a new dorm is built, I think that it should be modeled on or be identical to Bornhuetter.
- ❖ CHECK THE PIPES ONCE AND A WHILE AND DON'T FLOOD THE RESIDENCE HALLS!
- ❖ Cleanliness is a major issue in dorms. They are not cleaned well prior to move in.



STUDENT SURVEY COMMENTS

- ❖ Cleanliness of buildings and insects (cockroaches) are not appealing to a building. Clean, insect free living spaces and buildings would be great! Overall Wooster has many good buildings, though many very old, and renovations are much needed.
- ❖ Do one of two things: admit less students, or build housing. Also, QUALITY housing be good, holden annex is a joke
- ❖ Don't add private kitchens -- not worth the extra space. Please don't spend tons of money on a flashy dorm -- spend more money on financial aid instead.
- ❖ Eco-friendly living is very important!
- ❖ Every residence hall should have a full kitchen that is available to students 24 hours a day. One of my reasons for choosing Luce was because of the nice kitchen it had, and I felt deceived upon moving in and finding that our kitchen and social lounge had been converted to office spaces. In addition, Kenarden has no kitchen, Armington and Holden's kitchens are in dire need of updating.
- ❖ FIX/DESTROY HOLDEN ANNEX. I am completely serious, there are numerous health and safety hazards that have not been addressed or even recognized, and that needs to change.
- ❖ For the questions regarding my residence choice for the current academic year, please note that I did not have a choice because I am a first-year.
- ❖ FYI, the SOAN 240 class could compose a better written and more effective survey.
- ❖ Gault and Kenarden don't have kitchens, Kenarden does but it is literally a closet.
- ❖ Gault Manor should be a senior only housing option. The dorms with the nicest accommodations should be upperclassmen housing. Putting new furniture in a dorm and then allowing only freshman into that dorm is upsetting to the upperclassmen who have had poor furniture for 3 years in a row.
- ❖ Give Luce their kitchen back and give the Chinese suite a TV that can get one of the Chinese channels.
- ❖ Goes without saying, but need more dorms. Not enough room.
- ❖ Greek housing is key without interfering with program houses.
- ❖ Gault manor was built poorly.... if you are going to build a new building do not build it like gault where you can see into every room from outside on the street... where there is no kitchen for the building to use... and where the media place down stairs constantly breaks.



STUDENT SURVEY COMMENTS

- ❖ Having lived in Wagner my Freshman Year and Luce my second I have no major complaints about dormitories. There are, of course, small improvements that could be made and updated amenities and more eco-friendly measures are always good things. Most of my complaints are temporal in nature - the lack of an exercise, zen, multi-purpose rooms and kitchen due to the coach's refuge at Luce is my largest, the flooding of the French Suite the second. While I understand the college is in a transitional state and the coach's needed to go somewhere I wish the college's resolution did not have to negatively impact Luce residents. As for the flooding, a simple and understandable error that I thought the college actually handled very well...but that could have been avoided with proper maintenance (?). All in all, however, I love my room, my roommate and I get along fine, I have a single next year, convenient parking and access to the larger community and thus, I am sated.
- ❖ Having the availability of nice suites, similar to the ones in Gault would be awesome. I wish there were more of them. I live in Andrews, and it is so run down that it has a negative psychological effect on my roommate and myself. All of our furniture is used to the point of being pretty hideous, and our bathroom is pretty vile.
- ❖ Holden Annex was awful. It was extremely hot on any day that got above 75 degrees because the heat would not shut off. We did not have hot water for the first three weeks of Spring semester. The noise of walking traffic outside the building was horrible. The heater banged and whistled incessantly. There are not enough washers/dryers and we need at least a full size kitchen sink. People washed their food dishes in the bathroom - it was disgusting. The walls are extremely thin and it made sleeping, studying and living in general very difficult. I believe these living conditions have had a negative impact on my academics this year. I believe Wooster needs to get rid of this building and build another residential hall because no one should have to live like this. I appreciate the efforts made by the res life staff to patch this building together, and I understand that this is college living, but some of the things we had to deal with this year were unacceptable.
- ❖ Holden hall is the largest res hall and has the most people living in it. However, it is the grossest one, except for Holden Annex, which is worse but holds less people. Money should be put into making Holden a nicer building to live in for a large part of student population. I am living there next year and very worried about dust and mold, because I am very allergic to dust, so that will be fun, not.
- ❖ Holden's central location was attractive and the room size was decent. The bathrooms, condition of the building, and most other features were poor.
- ❖ housing is a real problem. There needs to be space for everyone ON campus. and meal plans should be made to go with different housing situations



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- ❖ Housing on campus needs serious renovation....most of the bathrooms do not have showers in our house and the carpet is absolutely disgusting
- ❖ I am an RA, and therefore unable to choose my housing this year
- ❖ I am extremely disappointed with Wooster housing. The fact that priority housing goes to incoming freshman rather than students who are already here is appalling. I had no choice in my housing this year, and as a result I am in a dorm that leaks during any rain storm (that has still not been fixed) and had no hot water for the majority of the year. Res Life needs to be revamped in major ways in order to be up to what Wooster's standards should be. I love Wooster, but I would have considered going to another school if I knew Res Life was this terrible.
- ❖ I am very jealous of my friends at larger institutions who have suite-style dorms. It is unfortunate that as a junior I will be living in a dorm where some of my friends lived freshman year. This is unacceptable. As a junior, I should have housing that is superior to first-year housing. The lottery should be based on credits and/or academic achievement.
- ❖ I believe on Question 56, it was meant to say what major are you, but I am not sure. It was not clear what was asked in that question to me. I suggest asking questions if they are happy or not with their room/unit they are in. Personally it is more important to me to have people I know in my hall rather than have a lavish room and spend my time in it. The college experience should be shared amongst our peers and not lived behind closed doors. My freshman year the door to my room was open more than it was closed (mind you I was in my room). Since then I have found my door closed to those surrounding me in my hall. My housing assignment for my senior year will be in a residence hall, and luckily the group of friends I spend time with will be on the same hall. This leads me to believe that my door will once again be open more than it is closed. The point of this is to suggest, possibly, making some sort of housing option to allow select group of students (minimum 6?) and have them select rooms neighboring each other prior to open housing options. I believe this may enhance the college experience for students in general. I apologize if my sentence structure is poor--I'm a math major for goodness sakes.
- ❖ I believe that the living conditions found in the Holden Annex are completely unacceptable in every way. I feel like any attempt at talking with residence life about getting issues fixed within the Holden annex has been ignored. There is an abundance of water damage, the ceilings are caving in areas, there is mold, the windows rattle constantly at even the slightest amount of wind, there are no window screens, and there are animals that run around in the ceiling that can be heard at all hours of the day. The dorm is just very obviously completely falling apart. I am sure that if any inspector were to look at its conditions they would find it to



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be unlivable, and yet the College is still planning on having students live in the Annex next year. That is just unacceptable. I did not have a choice in living in the annex I was simply told I was living here after the college ran out of rooms to put people, and I was only made aware of my living situation in August right before coming to school. I just feel that it is completely unacceptable for res-life to continue to allow people to live in the Holden Annex AND pay FULL price none-the-less for room and board. I feel like they are VERY lucky that no one went to extremes this year to tell any Health Department about the living conditions, and they might not be so lucky in the future. I understand they are short of rooms but a different solution needs to be determined other than having people live in the Annex. That place was built as temporary housing a long time ago and it definitely needs to be torn down. It is beyond repair, and I feel like res-life knows that and that is why they aren't doing ANYTHING to fix it when asked because if they started they'd never stop until they had redone the whole thing. The Annex is notorious on campus for being terrible, and it is time the Res-Life and Maintenance recognize that and have the proper people come in and inspect and tell them what needs to be done to make that place acceptable to live in, before a student does and they get in allot of trouble for making people live that way.

- ❖ I believe that the older dorms really need to be updates, esp bathrooms (showers), and also the pipes, etc.
- ❖ I believe that updates need to be made to the current housing before any new housing is to be built.
- ❖ I believe Wooster is in need of more options for housing. I know many people are frustrated with the lack of space. I was waitlisted and then given a room in Kenarden this upcoming year. It is frustrating when housing is guaranteed but people are still waiting for housing into the summer. More space would give more students options of living with who they want and where they want. A new dorm and new, larger program houses would update and enhance the Wooster experience. Though I am not living in Greek housing, I watch many Greeks groups (including my own) frustrated with housing. By building and opening larger houses this will not be as much of a problem for those in this situation.
- ❖ I couldn't really answer the questions about my housing choice for this year because I sort of just got stuck in Henderson after coming back from abroad, so I didn't really choose it. (Not that there is anything wrong with Henderson! It's actually really great.)
- ❖ I don't mind the College of Wooster's dormitories, but they are sub-par compared to all other housing situations I've seen at other colleges and universities.
- ❖ I don't think students should have to live off-campus because the school has accepted too many people than it can fit. Especially upper-classmen who came here because they knew



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they would live on campus all four years

- ❖ I encourage that there be more suite style living. Rather than having 2 double occupancies sharing a bathroom, I would rather that there were single occupancies that would share a bathroom
- ❖ I feel like Wooster Res Life is a bit too harsh on the students regarding the party and the drinking scene; while this has its good sides, I have seen a lot of students (some of them are really good students too) transfer out or want to transfer out because they have already had several judicial hearings on their name. However, I can safely say that the dorms were very well kept and clean. The laundry was really good and there were enough machines to have the place available at all time. The kitchen was literally huge which is a big plus for an amateur cook like myself and also for groups making cakes for occasions.
- ❖ I feel that both the College of Wooster administration and office of residence life have a significant amount of work to do to improve the relationship between the respective offices and the student body. No student likes residence life, resident assistants don't like residence life, and even the people who work professionally for the office don't like it. For as much work and time that some resident assistants put into their job, the recognition and appreciation is not proportional at all. Especially when the brown nosing resident assistants who don't do any work reap all the benefits and rewards. It's a shame really if you ask me, but then again I was one of those RA's that loved their job, connected and really helped my residents, and did a good job, but in the end was snubbed by residence life. Just another of the countless examples where the administration could care less about the students who make this campus and school a place to love and cherish.
- ❖ I feel that many of the students on campus are very frustrated with Res. Life. I found it unacceptable that sophomore girls were forced to live in the Annex this year. The conditions of this building are NOT safe. Overall choosing housing seems to be more frustrating overall, instead of fun and exciting. Many of the buildings are in poor shape and are furnished very poorly and with old/worn furniture. For the amount of money we pay to live in residence halls, I find this unacceptable.
- ❖ I feel that suites should be available to all students with an interest in living in a small community, and not just available to students studying or speaking particular languages.
- ❖ I have been incredibly displeased with ResLife's accommodations for me this year. My room is so small that my roommate and I cannot un-bunk our beds, and our chairs practically touch when we are at our desks. They have 7 people living in a house built for 5. The carpet is disgusting and needs to be replaced (probably for the first time since the 70s), there are holes in the walls, and there is not enough space in the rest of the house to even find a place



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to study. There is no wifi available, and it's a far walk to the main part of campus. I was kind of forced into living here, but I would never do it again, and when I expressed concerns to ResLife, they were ignored. The policies governing community spaces have also significantly impacted me; there were a couple incidents involving drinking paraphernalia in the house that several of us were not responsible for, yet we all got in trouble. Overall, this has been a terrible experience for me. I had similar problems my freshman year when I was housed in Holden Annex.

- ❖ I have been very disappointed with Res Life and housing thus far. I understand that space is tight but the wait list was a bad experience and as I am going abroad in the fall, I feel as I will be getting the short end of the stick yet again.
- ❖ I have had a hard time with the Office of Residence life. They have been very unhelpful at most points. I think it is important to create enough new housing so that no one will ever have to live in a triple. I think it is great for people to be able to leave in doubles, but triples are awful.
- ❖ I have lived at Fairlawn for the past two years and while many students feel it's distance from the center of campus is a drawback, I enjoy this distance. I enjoy the smaller meal plan, taking advantage of the kitchen on a regular basis. I appreciate the amount of space as well. The only complaint I have is ResLife's apparent disregard for the state of their own properties (a leaky tub that has been neglected for the past two years for instance).
- ❖ I have two main problems with the school's housing and parking. I have lived in 4 different dorms during my college career at Wooster (Bornheutter, Douglas, Holden, and Armington) and each building, especially Armington, has been incredibly hot. They heat seems to be on way too high all winter long. I did not go a single night this winter without my window open. This seems like it is a huge waste of energy and money. I know I am not the only one who has problems with the heat. It is never too cold, always too hot. My second issue is with parking. It is becoming increasingly challenging to find parking for whatever reason. Although it is nice that freshman are allowed to have cars, it seems like we don't have enough space for them. Wooster was one of the only schools I looked at that allowed freshman to have cars. The school has been great about giving single rooms to whoever wants them. I am very grateful for that.
- ❖ I know ResLife has been working its tail off, especially with the Luce catastrophe. As long as you keep working, and trying as hard as you do, student opinion will go up. I like the residents halls and houses, but they need better insulation and lighting. These are improvements that will help the heating and electricity bill. I'm happy to see the consideration of a new building: my biggest hope is that it will be WELL insulated, motion-sensors on the lights, dual-flush toilets, etc. Custodial is great, but the slow response to work orders worries me. I like the idea



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of a new dorm, but I hope there are also improvements to be made to the current dorms.

- ❖ I like having private bathrooms, I get locked out less often and it is more convenient and cleaner.
- ❖ I like the idea behind the survey, but am disappointed I may not see the benefit of a new dorm. Frankly, I'd prefer if you renovated the existing dorms to make the living experience more comfortable. There have been issues with heating and water in Holden, and I have heard frightening things about some of the program houses and Armington.
- ❖ I live in Babcock, which is a really nice dorm, and I was lucky enough to get my own room as a senior. My floor (the second floor) is coed, which is fine, but I wish the girls were on one side of the hall and the guys were on another. As it is now, I have to walk through the lounge to go to the restroom, which can be embarrassing. Also, admissions tours come through our floor all of the time. I understand that prospective students want to see dorms, but it often feels like an invasion of my privacy, especially on Saturday mornings when I go to the bathroom in my towel to take a shower and find a huge group of parents and students standing right outside the bathroom!
- ❖ I live in the ISHO housing. The communication with res-life was horrendous. When I was actually able to get a hold of a person, they either had no idea, were in a meeting, were unavailable, or go upset because we were inquiring about something. I was very unsatisfied with the communication between res-life and the students living in ISHO housing. It is there job to be there and answer pertinent questions and they did not do a very good job of this at all.
- ❖ I love Douglass and think that they should open it back up to upperclassmen again in the near future. Even though I am a freshman, I don't really think it's fair to be a freshman dorm, since the rooms are so big and nice. Also I'm very concerned with housing and where everyone is going to live next year with the size of both the current and incoming freshman classes. I also don't really know that someone living in bissman or the annex should have to pay as much money for housing as someone living in Douglass or Gault manor. They're not comparable living spaces, so the prices shouldn't be either.
- ❖ I love what Armington is all about but it really needs a face lift. Compared to all the other places I have lived on the Wooster Campus, it is super gross.
- ❖ I loved the last two room options but did not select them because they were more expensive.
- ❖ I marked 'not important' for every single thing because I had absolutely no say it where I am living. I was told I was going to live in a house and even given my room number, only to be emailed over the summer and told that I would be living in a freshman dorm despite my class



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standing. I never received so much as an apology. I am happy with my housing for next year, but feel as though I missed a year of college living experience by being forced to spend my year surrounded by freshman drama a second time. I have been severely disappointed by the Office of Residence Life on this campus thus far and sincerely hope that you can improve this situation.

- ❖ I personally do not think that every student needs a personal bathroom. It would be a great convenience but I think shared bathrooms are not that bad. Weirdly enough shared bathrooms help in community building. As the college tuition increases with every new added facility I would prefer to have shared bathrooms as they would be cheaper as compared to suite style housing options or options that have bathrooms in every room.
- ❖ I really dislike Res Life. They're immature and do not know how to respond to situations. They are uninformative. The staff is petty and unprofessional. I do not understand why the Area Directors live in the dorms.
- ❖ I really just want a room. I will transfer if I have to live in a dorm with freshman. Wooster needs to build another dorm if they keep bring in these classes.
- ❖ I really think there should be an off campus housing program. It does not need to be through the school, but it could. I would have preferred to live in a house or apartment my senior and junior year, but I did not want to join a program house. I think this should be an option, especially since it appears that there are a lot of empty houses the college owns that could be rented out to students. The other option would be to let students choose their own housing off campus and that needs to be deducted from their total bill.
- ❖ I think a common room is EXTREMELY important to every dorm. But I know people don't go into ours nearly as much because, to put it simply, the furniture is gross and dirty. Also...people glorify private bathrooms but in all honesty, I would prefer a common bathroom that would be cleaned and it helps create more of a community. Overall, nearness to a kitchen and laundry is really important.
- ❖ I think air-conditioning is a necessity for any living facility. Student should be able to comfortably reside in their rooms without excessive sweating or being very cold. Often, the heat cannot be turned off, and this year, the heat was on when the temperature outside was above 70 degrees F, rendering dorm rooms above 80 degrees F for several days. Also, without air-conditioning, rooms get very dusty and air has poor quality. Individual restrooms for every room would be very nice, and would allow students to live dignified lives. Also, I would prefer a more "apartment-style" living approach, where we all can act like adults, and mind our own business. I am not particularly fond of students who like to play loud music, drink, and party, while other students are trying to get work done. Perhaps a substance-free



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housing facility would be great. And, maybe a substance-free housing facility for high achieving students (GPA=3.8 or higher) can provide nice accommodations.

- ❖ I think all dorms should have copiers and printers inside them. I live in Andrews and sometimes late at night I need to print something, but I don't want to walk to Lowry. I also wish that dorms would have WORKING and AVAILABLE vacuum cleaners that aren't 20 years old and spewing dust and dirt as they vacuum. Rooms get dirty and my roommate and I can never find a vacuum. It would also be nice if there were renovations made on the buildings- on the inside. A lot of the carpet is dirty and stained, there are smells that are stagnant in the rooms, and the furniture in the lounge looks like there's been much more than beer spilled on it. The dorms need an 'upgraded' look. When I was a prospective student, I placed a lot of emphasis on what the dorm rooms look like. If they were gross or smelly I didn't want to go to the school. Unlike being at home, students can't paint or improve their rooms. We are limited to what we can do and sometimes that's frustrating because I have to live here for 8 months, for four years of my life. I wish we also had stall showers, rather than a large room with curtains. The lighting in the rooms is also poor. There's only a single light above the door, and it doesn't light of the end of the room. The school should consider track lighting or other lighting- at least in Andrews Hall. Also, in Andrews there needs to be more washers and dryers. How are 70 people supposed to share 3 washers and dryers? If Wooster is also considering building another residence hall, the architects should consider increasing the number of windows per room. Sometimes, I feel like I'm trapped in a box.
- ❖ I think it is especially important to improve the relationship between res-life and students.
- ❖ I think it is great that you are doing a survey, I think that it does not really cover everything. I am a RA so I don't "choose" where I live, so I'm not sure how relevant my answers are. Similarly, isn't a Deans Award a merit scholarship? (Why is it categorized under Wooster aid?). There were a couple other things that I wasn't sure about, which I would think about fixing in the future (e.g. residential dining opportunities, does this mean within a residence hall, or are you looking to expand to each?).
- ❖ I think it is more important to focus on the quality of already available residence options than the possibility of new ones. The dynamic of the "double room" and communal bathroom is part of the college experience, in my opinion, and should not be changed.
- ❖ I think it would be nice for upperclassmen to be able to live in apartments or other nicer housing options that are more similar to where they will be living after graduation.
- ❖ I think it would be very beneficial to improve current student housing, such as redoing the building bathrooms and laying new carpet (especially in dorms such as Holden and the Annex). A new dorm is not necessary, but a lot can be done to improve current student



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housing and make the current housing more attractive to current and prospective students alike.

- ❖ I think it's important to establish rules and boundaries that help all students to feel comfortable, for example, boys should not be in the women's bathrooms. I also think Wooster should become more modernized at least offering one computer and printer in each residence hall. I would love a fitness center in the dorms. I think it would be beneficial to also bring back the all women's dorm. The residence halls definitely need to be cleaned more regularly and thoroughly.
- ❖ I think it's ridiculous that students aren't allowed to live off campus. I'm considering transferring because of that fact.
- ❖ I think that a living space that can house a larger number of students is very important. Though luxury of suite style living with 1 person per room is a desirable idea, the number of people per square foot is an important factor to consider as the College of Wooster Class size continues to grow. If the Residence is far from campus, however, kitchen space would be much more of a necessity.
- ❖ I think that anywhere students live (especially if it is a house or Henderson Apartments), they should be able to choose what meal plan they get - not everyone wants to have more flex dollars.
- ❖ I think that students would benefit greatly from the ability to live off-campus. Not only would this aid the city of Wooster by giving the few apartment complexes around more business, but students would be able to experience greater responsibility. Keeping all students on campus sometimes does the opposite of what Wooster hopes. It does not create an environment of community for all student, for some it is suffocating and makes them less likely to take part in said community. Wooster grads leave college never having paid rent, or an electricity bill...never having to budget groceries. I think all of these things are in important in mental development. I feel as though Wooster is a high school, not a college, and that its students are in many ways less mature than students who have been allowed to live on their own without the shelter of an institution.
- ❖ I think that the campus was not honest with living spaces on tours. I think they were unprepared for a large class and should not do things they are not prepared for.
- ❖ I think that the College needs to seriously consider creating more types of student housing options on campus, especially for upperclassmen. A junior or a senior should not be forced to live in the same style dorm as they did freshman year. I understand that Wooster is a residential campus, and I do like that about the school but the sense of community that a



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dorm provides really only lends itself to helping mix different groups of people Freshman year. Townhouses, group houses, apartments and apartment style dorms, should all be incorporated into the living aspect of the college. Unfortunately all of my negative experiences with the school have been with residence life, and since we are a residential campus this has greatly affected my perceptions and feelings towards Wooster. I think that the ISHO is a great option, so are program houses, but they are limited. These as well as other "dorm alternatives" should be introduced into the residential planning of the college.

- ❖ I think that the double beds and provided more student friendly areas where we could socialize would be something many other students would want as well.
- ❖ I think the changing of the shower heads was waste of money. In understand the reason behind it but personally I now have to take longer showers because then new shower heads do not help when I wash my hair, or when I wash in general. I think the previous shower heads were fine.
- ❖ I think the main concern the Office of Residence Life should have right now would be to provide students with as much available housing as possible and as many options as possible. This is absolutely NOT the time to be doing renovations of existing buildings, given that there is barely enough space for students on campus as is. With the way housing is right now, students that need room changes have no options as to where they can move. Besides lack of space, which I am sure Reslife realizes is a problem, there are many ongoing problems with student housing that Reslife seems to overlook: #1: COST EFFECTIVENESS: Residence halls could and should be made much more cost-effective by fixing leaky sinks, broken toilets, and turning down the thermostat. Residents in Armington Hall this year had to keep their windows open all the way through the winter because the heat in the building was so high-- when Residence Life was asked to fix it, the students were told that it was policy to keep the buildings at 75 degrees F. That is absurd, especially in a building like Armington that is made of cinder-block and retains heat well by itself. Turning down the heat to 70 degrees could save the school thousands of dollars over the course of the year, which could be put toward the cost of a new dormitory. #2- Putting priorities in order: So many of the questions in this survey were related to having residence halls that were more academically focused or included more access to academic resources. We have libraries on campus for this, which will include the new Education Planning and Academic Advising Center next year. There is no need to include more academic support systems in residence halls. #3- From a student's perspective, concerns over student retention rate should NOT under any circumstances be considered in the creation of new housing options. Students that drop out or transfer from Wooster almost always do so because they cannot afford to go here any longer or because they are dissatisfied with the academic environment. Wooster is a challenging school, but it is not an enormously challenging admissions process, so there are many students that come to



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Wooster and discover that they cannot handle things as well as they had hoped. Other students find that they can get by at Wooster, but choose to switch to schools where they can maintain a higher GPA with less work. This is something that needs to be fixed by the academic departments at Wooster, not the office of Residence Life-- no matter how nice, new, spacious, or fun a residence hall may be, students cannot enjoy it if they are spending all of their time in the library. There is an enormous gap on campus in expectations for academic performance-- in some majors, it is next to impossible to do well (only one student in the past two years has achieved an "A" in Biochemistry 331, for instance) and in other majors, it is almost impossible to be graded badly. This means that many of the students who work the hardest at this school often graduate with significantly lower GPAs than students who choose easy majors so they can spend their free time partying instead of doing work. I am explaining this here not because I think this has anything to do with Residence Life, but because this should be forwarded to the appropriate people in administration who can make a difference, and because I would like people in Residence Life to be absolutely assured that retention rate has nothing to do with student housing. #3- Good advertising can make a huge difference. Like I said above, the hardest working students at this school do not have much free time because of all of their work. The housing selection process this year felt chaotic and confusing because students are busier than ever, and the primary means of communication was tabling in Lowry pit; many students had classes or work scheduled during tabling hours, and were not able to stop and talk to people from Residence Life. But to end on a positive note-- I love the idea of having semi-suites with single rooms. LOVE it.

- ❖ I think the most important thing right now is to improve dining services. Requiring students to live on campus and then depriving them of any options (with the exception of opening Kittredge for four meals a week) is completely ridiculous. We pay \$50,000 a year and can't find a table in Lowry. That is ridiculous.
- ❖ I think the program houses are valuable and should be preserved. However, when it comes to building dorms, I think that efficiency should take precedence over suite-style dorms like Gault Manor.
- ❖ I think Wooster needs dorms that are like Kenarden and Andrews, simple and homey. Luce is nice, but the design makes it a little too cold and confusing. The rooms don't need air conditioning, but an open environment should always be encouraged in the dorms, so please, no auto-closing doors.
- ❖ I think Wooster would be more attractive to students if it had senior apartments. A lot of other schools have it and I think it is a major drawback to the college. Also I feel like people will be less inclined to live off campus if there are senior apartments.
- ❖ I thought it was very strange that my floor, a girls' floor, had a male RA. I personally would



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feel more comfortable approaching an RA of my own sex. Also, the bathrooms on the first floor of Wagner Hall were always very messy and it never felt like they were very clean, except for the first hour or two after the custodian came through. I found this unfortunate, especially since the third floor (also girls) seemed to be in much better condition.

- ❖ I thought some of the questions on the second or third page (I cannot remember which) were poorly worded. I wasn't sure if it was asking about where I am currently living or where I am living next year. As a first year we had no choices (to my knowledge) so those weren't exactly applicable to us.
- ❖ I truly feel we just do not have enough room to accommodate for the incoming classes. It is a disappointment to the current student body that so many students are being admitted. Wooster is changing its marketing and the current students came here because they weren't buying into those type of schools.
- ❖ I was placed on a waiting list this year to get housing when 5 dorms were set aside for freshmen. I feel like sophomores and upperclassmen should not have to be placed on a wait list to return to campus housing. The room draw process is frustrating- there does not seem to be a system with which the room draw numbers are assigned. Perhaps this could be done by number of credits or GPA. Also, upperclassmen should have priority in program houses and other non-dorm options.
- ❖ I was unsure what the question that asked what school the student was currently enrolled in... Did it mean what major the student had chosen? Clarity for that section would be good. Personally, I chose the housing I did because of my program. I joined the program and then had the house picked for me. I didn't see that option anywhere when it asked why I chose to live where I do.
- ❖ I would like to have walls between shower stalls for more privacy.
- ❖ I would love to see more of the program type houses on campus, or more suites.
- ❖ I would much rather live in a program house with my friends, as long as there is an adequate amount of space.
- ❖ I would think it would be more economical to build a dorm to hold the highest capacity (aka no suites) when faced with a housing crisis to be able to hold the biggest amount of students.
- ❖ If the college is admitting such a big incoming freshman class, they should allow for off-campus housing. It seems only logical since there is a shortage of housing. Many seniors I know would take advantage of living off-campus.



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- ❖ If you build a new dorm, or a new student center that has residences, or anything with new rooms, I beg you, for all of those who are underclassmen and not incoming freshman, PLEASE make it an upperclassmen dorm. The poor sophomores and half the juniors, they always get terrible housing, and it is the worst feeling to be living in a hole in the wall when it is your third year at Wooster. Please, do not build another freshman dorm.
- ❖ If you want to build a new dorm, here's what you do: tear down the annex, and put something a little prettier and bigger in its place. And keep it traditional. cheaper, better for the environment, and a better experience for the people living there, I think. Mix of singles and doubles, maybe triples? The furniture in Holden lounges is mighty uncomfortable. You should replace it with the type that's in Gault and Babcock. I can't even sit in the stuffed chairs they're so bad. And when you ask about the conditions of things in Holden, you need to be more specific. Schiede side, 1st floor, is wonderful. second floor Beall side, especially the bathroom, is in terrible shape.
- ❖ Improving housing facilities is a must. The biggest problem with current living situation is control of temperature. No control. Temperature in the room ranged from below 60 degrees (no heat, cold temps outside) to above 80 degrees (heat on, but both windows opened to attempt to cool down room). Also, some new dorm furniture would be helpful. A friend had to sleep on a bed that was only a foot off the ground because it had no adjustments.
- ❖ In comparison with other colleges similar to Wooster, we are really lacking the option of suites containing common living space. I dislike being forced to come up with a project in order to live in the apartments. While some of the projects have done great things, there are still plenty that are complete jokes.
- ❖ In residence halls the walls are quite thin and you can easily hear what goes on in other rooms. I find this unsatisfactory.
- ❖ Individual room temperature controls would be so much better than overall heating for the building. There are so many people who complain about their rooms always being much too hot where as I have a thermostat and control in my room and I am very happy. Also, more parking is necessary-I think that a good system would be to establish a "long term" lot that is cheaper than normal dorm lot parking for people who like having their cars, but who only use them occasionally. I drive my car everyday to do my off campus activities/work and I can never find a decent parking space. People who need their cars most often/drive everyday should have first priority for dorm lots.
- ❖ It is important to have shower curtains that are wide enough so that there is privacy. It is helpful to have hall trash and recycling receptacles. Sound-proof rooms would be lovely; it's really hard to study and sleep even if people are whispering in the hall. Air flow is a must; the



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current rooms are very difficult to keep cool. It's nice when dorms have character. Bornhuetter is like a creepy hospital and not a place I would want to live. It is also nice to have enough space to move in your room, in some of the Bissman rooms this is nearly impossible. Closet space is nice to have as well-Wagner is good for this, Bornhuetter is bad. I would love all of the dorms to be as environmentally friendly as possible.

- ❖ it makes no sense that rising seniors are not getting to live in houses, but tons of rising sophomores are. they are all going to get alcohol tickets. seniors should have priority if their program existed the year before. I don't want to live in armington or stevenson. those places are jails.
- ❖ It seems to me that in the past four years I've seen other schools with far more advanced residence facilities. Some of our halls are deteriorating rapidly and need to be attended to in the near future. Along with that, the options that we have are fewer than many other schools. Our academics are outstanding but the living options are not appealing.
- ❖ It seems to me that the College has a couple few choices. They can either build new housing, or stop accepting more freshmen each year. They can either pander to prospective students with fancy new athletic facilities, or make sure that the living situation for the current students are acceptable. Now I realize it's not that simple. But when the basement of our program house floods on a regular basis, and there are students staying in a Days Inn 2 miles off-campus because of a plumbing catastrophe in one of the dorms, you have to take stock of what your priorities are. Additionally, I have an issue with the absence of an Art related program house on campus. I know that kids have applied for one, and I know they have been denied. It's just disappointing to see a good idea with a lot of potential marginalized because they can't get a house. Also bring back the freshman FYS housing program (miller & westminster) and put the greeks back in bissman.
- ❖ It would be awesome to be provided with proper cleaning tools and bedroom amenities that last the whole year. We lived this entire year without a mop, and our kitchen floor is absolutely disgusting at this point. Our kitchen tiles are also peeling off the floor (creating a hazardous area for bacteria to accumulate). We were also provided with a few metal closets that eventually broke, a bedroom door that doesn't lock, and our house is extremely drafty, which is quite inefficient for the heating system.
- ❖ It would be really great to make all the halls more allergy friendly by focusing on getting rid of some of the serious mold and mildew problems. Also, having rooms available without carpets, which are terrible for allergies, would be really nice.
- ❖ Kitchens in every dorm are really important. The dorm I lived in this year had its kitchen unusable (the coaches were there), and that was frustrating. Also, having common areas on



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every floor is really important to me! (Such as Bornheuter, not like Compton.)

- ❖ Living facilities would be much nicer if you remodeled a lot of them. A lot of houses are in bad condition. When asked how I made decisions this year, I answered for what house I selected, although we ended up being placed in a different house. I can probably speak for most in my program that we are willing to accommodate housing changes if you guys need it to happen, but we honestly do feel a little like we got the short straw. Given the decisions that res life had this past year, someone was going to feel like that, though.
- ❖ Many of my comments revolve around improving the community aspect of living in a dorm. The "community" living originally attracted me to Wooster, and I have been disappointed in my experience this year. In Compton Hall, the common spaces are fairly large, but there are several problems with them. First of all, the basement is scarce for its size. The space could really be filled more adequately to accommodate more people for socialization or studying purposes. The television broke last semester and to the best of my knowledge, has not been fixed since. A DVD player and possibly another TV would also be a nice addition. Compton formal lounge on the first floor should have more couches and chairs in it, akin to Babcock. Also, the meditation room on the first floor of Compton should have drapes in the window on the door so that privacy can be upheld. I would also suggest that there be more lounges by floor. I was disappointed by that- and I firmly believe that the lack of open space on my floor contributed greatly to my floor not being close at all this year. There is nowhere to sit outside of our own rooms or the hallways on the second floor of Compton.
- ❖ More actual house or apartment options would be amazing
- ❖ More housing in houses should be offered. Especially for seniors.
- ❖ My main desire in a residence hall is to have a kitchen available. I do not feel the need for an apartment and am content with a double room, but there should be kitchen facilities available. Holden Annex is perhaps the most dilapidated and neglected residence hall on campus. It is functional and has a clean coat of paint on it, but the structure and building is of serious concern. There is water damage that has not been addressed, the fire alarms are not hardwired into the system, and there was an incident of electrical sparking from an outlet this year. Please do something about this "temporary" building that was built in the '30s! Regardless of the plans that are made, maintenance and general upkeep are necessary.
- ❖ My only comment about residence life is how little time we have to get out of our rooms at the end of the semester. I understand that they want to get the rooms cleaned as soon as possible and that limiting the number of meals that necessitates Lowry be open is good; however, I personally think it's a bit ridiculous for us to be expected to be out of our rooms at 9AM the day after we might have a 7PM final.



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- ❖ My program house (Aultz) came with no furniture this year. Not too big a deal, just kind of an inconvenience. Generally my experience with Res Life has been pretty positive--but from the complaints of my friends it seems I may just be lucky. Or I just know how to work with Res Life... either way, I'm pleased.
- ❖ My room in Calcie house did not have a door and the windows did not have screens. After calling reslife for a couple weeks we bought windows from walmart and put our closet door on the room
- ❖ My survey shows that I am in favor of semi-suite style living but I believe this option should be available for upper-classmen and freshmen should remain in traditional dorms with upgraded amenities and aseptic value.
- ❖ My two greatest concerns are: 1. The maintenance on this campus needs to be much better. I've had way too many friends with really bad situations, whether it be the heating/lack thereof in their rooms or a ceiling collapsing, a window being stuck open, or you name it, who have had to wait for weeks, if not an entire semester to get things fixed. It is unreasonable. 2. We really need more living spaces for everyone. The fact that freshmen are being crammed into Bissman in rooms that used to be singles during greek housing and we have scores of women waitlisted every year, but still the College continues to enroll huge classes on top of that is unreasonable and unfair. As part of the student body I would rather see at least one dorm go up, than see the Scot Center finished before I graduate. Yes, it is pretty and cool, but if students are boiling in their rooms and sleeping on top of each other or worrying about where they will be living next year, they will not appreciate the Scot Center for the facility that it is. And I've heard the Scot Center referred to with a lot more resentment. Thank you for giving us this survey.
- ❖ Need more parking spots for dorms.
- ❖ NEED OFF CAMPUS HOUSING. NEED HOUSES AND APARTMENTS. NOT JUST DORMS. older students don't want to live in dorms for 4 years. we need options.
- ❖ Need to make sure the heating is better controlled so that it is not on at all times, preferably controllable by the individual room.
- ❖ No furniture was provided in the common room of my program house.
- ❖ Not being able to control the heat or AC in each dorm seems to be a recurring issue - even the whole building seems to react behind the weather leaving the students very hot or very cold



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- ❖ Off campus housing needs to be more available. Not everyone wants to live in a dorm all four years and even the houses that are available are not clean or nice. Location should also be a factor in the next student housing facility. The campus is small enough, I do not believe that keeping us in dorms is going to make a huge difference. Plus the wait list should NOT happen. It is completely unfair to those who are randomly given the worst number possible. Or if you have a very low number one year, have a higher number the next. No one should have to randomly be screwed over every year.
- ❖ Off campus living would be the absolute best.
- ❖ On the whole, I like the residential set-up at the College of Wooster. HOWEVER, the dorm I am living in this year (The Holden Hall Annex) is a completely unacceptable living situation. I difficulty answering many of the questions in this survey, because I did not choose to live here. We were placed here when they ran out of housing during the housing process last year. Most importantly, the building is falling apart and the issues are not being addressed. The building was built in the 1940s to be temporary housing, and yet is still in use today. I have personally been up in the attic and seen how the roof is full of rotting wood and mold, and yet the college refuses to go up there and/or investigate. Furthermore, my ceiling is cracking and preparing to cave in because of water damage. The college refuses to do anything about this. There is a puddle 2 ft in diameter in the hall where water has come through the ceiling, and the college has done nothing. None of the upstairs windows have screens. The fire alarm must be manually pulled in order for security or the fire department to be alerted to the presence of a fire in our building. There was no hot water in our building for almost a month. Thankfully they finally fixed that issue. Two different rooms had knobs on the heaters that literally melted and broke off. My roommate has allergies and has been sick for the better part of this year because of the mold right above our heads. There are constantly animals running around right above our heads as well. Not only are the living conditions unacceptable, the College refuses to do anything about our complaints, and treats work orders as unimportant. Even when people have come to investigate nothing is done. We have tried all the options the college has in place for addressing residential issues, from creating work orders, sending emails to Res Life, and talking with the service center. I even went up in the attic myself to try to set up a bucket to prevent further water damage. I don't even know what else to do. This is ridiculous. I was horrified to find out that they're putting students here again next year. I can almost guarantee that if someone from the Wayne County Health Department came and inspected this building that it would be condemned on the spot. I don't care about the set-up of the rooms on campus and honestly I'm very easy going and not difficult to please, but I do feel that the residential buildings should not be health-hazards. And if they insist in putting us in this health-trap, they definitely shouldn't make us pay full price



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- ❖ Parking is an issue. Residence life does not put forth much effort to make sure people are not parked in the wrong place. Hurts those who need a place to park near their house, making them park their cars across campus at times. Cleaning crews do nothing at Kennedy apartments. Flushing the toilet does not result in a clean bathroom. Responsiveness of Residence Life could use some improvement. Specific problems for individuals are often ignored. Keys to individual rooms were not properly distributed (i.e. given to the wrong people), or not given at all. Some rooms are too small for two people. Especially for houses that are far from the library, expecting someone to study in such a small space is not realistic. I was not able to study in my room because there was barely enough room for two beds and two desks. Heat was an issue in the first month of the school year. It was comfortable when we could open the doors to allow some breeze, however, opening them for more than a minute after 8 p.m. would result in an alarm that forced us to close the doors. Even with every window open, temperatures reached 85 degrees at midnight or later, despite it being between 60 and 70 degrees outside. Again, these concerns effecting our comfort, ability to work, and overall happiness with our situation were ignored by the members of Residence Life and nothing was done to fix the problems.
- ❖ Part of the reason I chose Wooster is the fact that it is a residential campus with nearly 100% of students living in on-campus housing. While I see the reason for college owned houses, and I enjoy the options we are offered, I also love the dorm living. I don't mind shared spaces such as lounges or bathrooms. I would appreciate better kitchens, however, as I greatly enjoy baking as a stress reliever. I also believe that the college should not continue to increase the size of incoming classes in an attempt to increase the overall size of the school until another dorm is built on campus.
- ❖ Perhaps comply with the rest of the Ohio liberal arts campuses and have proper back up funds to cover damage expenses done by the college. Also, stop accepting students you cannot house.
- ❖ Perhaps off-campus housing would be cheaper than on-campus housing, but would provide more options (I don't know if that's actually true though). Maybe it should be easier for students to live off-campus.
- ❖ Please do not stick upper classmen in the Annex. That is an absolutely awful idea as it such a terrible place to live. It is alright for freshmen as it can be a place of bonding and a place to create new friendships and such but sophomores and older have already established themselves with various friends and groups and have no need for this. Also PLEASE admit less students. Lowry is filled to capacity on a daily basis during lunch and dinner hours and it has been necessary to wait to actually get a seat to sit down as well as another wait just to get food. It has taken me personally as long as a half hour just to get my food after arriving at



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Lowry. Another thing is the quality of the food there. I have several times had my stomach severely upset by the food at Lowry and many friends have actually gotten food poisoning due to exposure to Lowry food. This wouldn't be such a problem if Lowry weren't also the only dining option on campus. There has also been overcrowding in almost every class I've been in (which is getting into upper level hard sciences) and these are usually supposed to be far less packed than they have been. There are simply too many students at this school and it has reached a point where the number of students and the quality of the food and residential life severely impacts the lives and academics of the students here. I cannot ever imagine myself donating to the school as an alumni when I know the students will be treated so badly, no matter how much money seems to be available. Some things and some trends here REALLY have to change.

- ❖ Please have recycling education (by RA's) more regularly, so it will be a more pro-environmental residential community. Wooster students waste too much, even with the availability of the single-stream recycling facilities.
- ❖ Please improve the plumbing in Luce.
- ❖ Please mister professional surveyor, just come in and look at north (lowry side) hall of Holden. It's an example of sacrificing proper architecture for inexpensiveness. Just look at the wall in the hall; they didn't even bother to stagger the cinder blocks. They failed structural integrity 101. I don't want to live in hall where there is only a cinder block between me and my masturbating neighbor. How do I tell someone, "Hey stop doing something in the privacy of your own room."?
- ❖ Please put floor plans online.
- ❖ Please seriously consider renovating Holden.
- ❖ Poor quality of common spaces--broken tv, no furniture, unused space Cleanliness of laundry is very poor--need more machines Prefer desks that aren't attached to wall
- ❖ Program houses are wonderful. Living in one last year was great. Biggest problem with dorms- heat controls. Had the heater vent stopped and the window open all winter and it was still sweltering. Also, uncarpeted hallways are fine, but they make it a very echoey building. In general, campus housing is very convenient and pleasant.
- ❖ Quite honestly, Bissman should not be a freshman dorm or have the rooms as doubles. It is too stressful a living situation for not picking your own roommate and living in that small of a space.
- ❖ Really good experience with the housing. I feel like the internet speed needs to improve, and



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the libraries should be open 24/7. It's absolutely ridiculous that they close at 2AM, especially during finals week. It's impossible to study in the rooms because people are awake and making noise all night. If you're looking for somewhere quiet, it shouldn't be a challenge. At least make timken 24/7 or something. I was really upset during finals week when I was trying to study, and I had nowhere to go..but other than that, I liked my experience!

- ❖ Res Life has done a terrible job in the past few years.
- ❖ Res life is a joke. The reasons for why people don't get houses are completely absurd. They should tell the REAL reasons why they don't give certain groups houses. We applied for a house two years ago and they told us it was because of our program. The same program that had been done by multiple houses in the past and our current program that we are doing this year. We also are one of the few houses committed to our program and the fact that the group that applied from our house did not get a house this year is completely ridiculous. I would do anything to live off campus so I didn't have to deal with the embarrassingly bad housing process.
- ❖ Res Life needs to figure it out. Not student friendly at all.
- ❖ Residence Halls should be built appropriately to not facilitate a party-like, rowdy environments. Lounges should not be placed by students' living arrangements (such as in Kenarden), it creates uninhabitable living space and uncomfortable situations for all who do not want to be involved in partying at late nights. Single living arrangements are crucial to the success and enjoyment of student life for many students on campus.
- ❖ Residence halls tend to be pretty noisy, especially on weekends and Wednesdays. It would be nice to have a quiet hall for people who don't like the noise.
- ❖ Residence Life needs to be improved! We pay almost 50,000 a year to go here and 30 people don't even have rooms for next year.....that is a major problem. Count the number of rooms you have, it should of been known that there was going to be a shortage. It's just unacceptable and not professional at all.
- ❖ Reslife does a terrible job of planning and communicating with other departments, they need to let people who know what they are doing do their jobs. That being said the residential crunch is not completely their fault, but we do need another dorm or two, we should continue the current program houses and senior living, they are a good mix. the new dorms should include some new inventive housing options like the four room suite with kitchen and everything, but also traditional dorm rooms to just keep up with all the new students coming in.
- ❖ ResLife especially needs to work on how it caters to students. It is a very poorly run



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organization. I do not feel the campus or any of its buildings need to be redone, nor any added. The actual organization that runs how students live needs a severe reorganization.

- ❖ ResLife needs to stop sucking so much.
- ❖ Res-Life should spend their money on hiring INTELLIGENT employees before on another housing situation. And improve current residency in older houses and dorms. Maybe take into consideration reworking some old, frivolous policies about program houses as well. We just built a new dorm, lay off on that for a while to improve old living spaces before you get a new dorm. Do you know just how many of the dorms and houses DESPERATELY need new carpeting in both private and public areas? How about making sure there are handrails in all of the houses for all of the stairwells? And have you EVER considered making one or two of the houses handicap accessible? Get your act together, improve current student residency, and THEN make your third new dorm in under a decade. And when you do that, stop focusing on high luxury and make something practical that will allow Res-Life to actually have BEDS for everyone for the next year before they leave campus. Have you ever thought of that? Don't make another Gault, make another Andrews.
- ❖ Rooms definitely need to be redone in Holden Hall. Our room (304) had a leak in it since the beginning of the year that was never fixed. Also, the shades need redone because ours broke 2nd semester and was never fixed
- ❖ School needs more singles and if cannot provide enough satisfactory options for people should make living off-campus and not having to pay for school housing a more accessible option. Also, needs to make sure that a student cannot be assigned a roommate without their consent. Also, would giving a separate network for each grade fix the lack of consistent wireless connection problem?
- ❖ Since I am a first year student, I was unable to chose my housing this year. Because of that, some of the questions in the middle weren't applicable to me. I answered them my housing next year instead.
- ❖ Single living spaces are an extremely important part of what goes into my personal housing selection process. Next year I will be leaving Kenarden, by far the nicest dorm on campus, for Stevenson, in order to obtain a single room without added cost. Additionally, there are a few low cost improvements to the outdoor aspects of existing dorms that would make them extremely appealing. Simple additions of things like fire pits would be fun and easy to utilize; but functionality has to be taken into consideration as well. Kenarden, for example, does have a grill outside, however, charcoal is rarely available, and difficult to store in a dorm room. Grilling utensils are non-existent, and there's no place to place things like plates or tongs. Even if students brought their own utensils, the fact that Kenarden has no accessible kitchen



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area means that these utensils would be impossible to clean. This is just one example of a great idea that has been a failure because it was inadequately planned. I would simply encourage Wooster/Res Life to make sure issues of execution are thoroughly considered before jumping on any ideas. I also think this survey is a further example of a good idea with bad planning. It's great to get student input; however, these questions were clearly designed to gauge hard data rather than what is really behind student preferences. What must be understood in order to meet student needs is not merely preference, but motivation - something this survey has little to do with. I chose the single occupancy suits with shared bathroom and living quarters as my number one housing option, however, I'd much rather just have a single room amongst friends in a space in which we could throw parties. The shared living space would be great for this, and that'd be awesome; but if I'm going to have to share a bathroom at all, I'd rather do this with the entirety of a hall, because this means not having to wait for someone to get in and out of the bathroom. A lot of small decisions are contained in individual choices, but the options and responses on this survey do not reflect this.

- ❖ Single rooms with private bathrooms would help benefit transgendered students on this campus.
- ❖ Some of the dorms here that people complain about are really not that bad, especially when compared to other schools. They could just use a new coat of paint and some different furniture, or even just have the existing furniture cleaned (in reference to lounges). Little things like that would help allot. Dorms that were built to house one student per room should be kept that way. It's just too crowded if you put two people in a room that was considered a small single in the first place. The kitchens in the dorms need some work too. They are really not nice places to be. I don't use them because of this fact. The kitchenettes in bornhetter are really nice. The sex ratio of rooms offered as singles seemed a little off when I applied. Allot of male rooms were not taken and the girls were left with very few options in the end.
- ❖ Some of the questions were about what factors influenced the choice of residence for this year, but I'm a first-year & had no choice so those questions were completely not applicable. Also, Bornhuetter is a very nice & new dorm, and compared to where I'm going next year, Armington, it's a big let-down. I think that building is in great need of renovation.
- ❖ Soundproof rooms and individual temperature controls are important, as well as being environmentally friendly.
- ❖ Students tend to shy from bismar because of small size. single independent apartments should yeah be chosen by seniors and study abroad fol, however, campus should look into making these available to all students. there should be academic suites for students that portray hard work and dedication in scholastics as well as organizations so that students can have something to work toward and be proud of. academic suites should not be based solely



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on GPA however applications should be assessed critically with the purpose of placing well rounded individuals who are dedicated to the progress of the campus fellow students and self.

- ❖ suites that are more private than Luce would be ideal, but more public than Gault in that they have a living space. but the greatest thing that any room could have is its own kitchen. if the rooms had a kitchen then students wouldn't have to be locked into the dining plan, and could make their own food. the reduction in having to pay the dining plan would compensate for the raised cost of living.
- ❖ Take the time to inspect the houses and dorms more. Schlabach developed a leak this year that ultimately caused part of my ceiling to fall in. I feel as though if the house had been inspected more thoroughly this may have been prevented.
- ❖ The 2 biggest problems with a lot of the current housing are (1) that they are desperately in need of a face-lift. For example, Stevenson is heated by radiators that we cannot turn on or off. There were times when it would get so hot in my room, even with 2 fans blowing and the window wide open, that I would wake up drenched in sweat. And (2) parking is a nightmare. I love that other schools don't allow freshman to bring cars. I think that for the amount of students on campus (especially with the ridiculously and in my opinion negatively large group of first years this year), the availability of parking anywhere near one's residence hall is very much lacking.
- ❖ The advertising for on-campus housing was false, I would appreciate it if you made it better.
- ❖ The bathrooms were terrible and many broken items such as one of the shower heads wasn't fixed the entire year. The RA did nothing to address the parties and extremely loud noise that occurred at late hours during the weekdays. The parties from time to time would often even occur in his room. The trash bins in the hallways were completely dumped out and scattered around the hall almost every Friday and Saturday night and sometimes other nights as well. On a positive note, the location of the dorm was very central.
- ❖ The College needs to focus very much on updating the dorms, and when they do not employ shoddy contractors. Luce and Gault are beautiful buildings but altogether unpleasant to live in due to the horribly thin walls.
- ❖ The College of Wooster needs to immediately stop putting first year students/prospective students first in terms of housing. Prospective students especially haven't already indebted themselves and their families to the College and should be treated as such.
- ❖ The College of Wooster should not advertise that all of campus is wireless. This is not true for many of the on-campus houses. It would be nice if all of the houses had access to wireless



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internet.

- ❖ The college's priority should be to fix the dorms/residential areas before building new ones. Most students do not care about the housing looking great, it simply needs to be functional, safe, and sanitary. For myself and many of my friends, we will always choose the most affordable housing option. I would have liked the option of living off-campus and different meal plans, with different prices. I would cook my own food and forgo the college's meal plan if I could to save money. Overall, room and board is expensive for living in Wooster. More choices would be very welcome and financially helpful for a lot of students attending the college.
- ❖ The condition of program houses currently needs fixing. They are quite literally falling apart.
- ❖ The housing process is a mess. The deadlines conflict and don't make sense. Information is not widely/easily presented. The campus community sees ResLife as the villain.
- ❖ The housing situation for first year students is excellent. I love living in Compton because it feels like a house where we never have to see the owners. We have a formal lounge and a parlor, as well as an informal lounge. I love how no other residence hall on campus has this "house" feeling.
- ❖ The Office of Residence Life has consistently been cited as the single worst aspect of The College of Wooster. Please improve. Students love everything about Wooster except for res life. It cannot be this difficult to do your job, yet all res life is known for is disappointment. A new dorm could alleviate problems, but it will likely increase tuition. My advice: give no first years singles. This would increase occupancy significantly. Also, try to get more student input in this process. The survey is a good start, but probably won't receive a lot of student response. Hold a forum in Lowry, that is well advertised, and I guarantee students will come.
- ❖ The Office of Residence Life is completely disorganized and unavailable to its students. They do not care or follow up with students who are having problems or concerns. I am very disappointed in this aspect of my college experience. I would not recommend Wooster to other people partly because of my horrible residence life experience.
- ❖ The one thing I ask of ResLife is the EXTERMINATION OF ALL THE ROACHES. Is it too much to ask to have peace of mind when going to bed at night that there aren't any roaches coming to join me?
- ❖ The procedures with Res Life have been terrible this year. Res Life was generally uncooperative and unaccommodating. I strongly believe that some major changes are needed in the Res Life staff and procedures.



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- ❖ The process of room draw is very confusing and unorganized. If you could figure out a better way to do that, it would be much more beneficial. No students should be on a waitlist. That means you have too many students and not enough rooms.
- ❖ The program house I lived in was a very bad place to live. Unbelievably small rooms for two people.
- ❖ The program houses provide other housing options, but they are also programs. I do not necessarily want to live in constant contact with an extra-curricular “as in the case of language suites, program houses, etc.
- ❖ The question regarding which college we attend does not really apply to Wooster as Wooster stands. I did not fill in questions about where I chose to live this year, because I am an RA and I was not given the choice on where to live, but rather assigned to my building.
- ❖ The Res Life staff have been very helpful and answered all of my questions. I was concerned about my placement because of my severe asthma and allergies (to which I go to the ER several times a year for) and they helped find just the right place for myself and my roommate, where I will not be as concerned about my health.
- ❖ The standards of the buildings are dropping fast. Even the “nice” dorms (such as Bornheutter and Luce) have major faults. It is unfair that students living in Luce this academic year were not informed that the study rooms, multipurpose room, Zen room and kitchen would be converted. Since the language programs are located in this building and often cook from the culture(s) represented, it was a terrible decision as well as an invasion of our privacy living in OUR home.
- ❖ The thing I like least about residence life is they lock us out of our dorms less than 24 hours after finals. That is ridiculous and there is no reason they cannot keep dorms open a few extra days- we pay so much for our rooms charging us a fee to stay one or two days extra is unfair. In addition, Wooster needs to think about the students who already go here and pay over prospective/admitted students. This survey is helping, however there are still many, many first years this year who are not “guaranteed immediate housing” for next year. This is really unfair, as they should be placed before setting aside all of the other dorms for first years.
- ❖ There are a lot of issues and concerns students have with the Office of Residence Life, both regarding the availability of housing and how the ResLife staff relates to the student body. I think it should be known by the ResLife staff that many students and other staff consider them unprofessional and incapable of providing adequate housing options for the student body.



STUDENT SURVEY COMMENTS

- ❖ There is not enough housing on campus and that is ridiculous. For what I pay in tuition it is unfair that there are more people on this campus than you can house. Residence life is NOT helpful and NOT accommodating
- ❖ There needs to be enough appropriate housing for the amount of new students entering the campus community, overcrowding is a big issue for many students
- ❖ there needs to be more dormitories/housing options. The fact that seniors do not get to live where they want to live and hundreds of sophomore girls are put on waitlists is ridiculous. More single room options.
- ❖ There needs to be more singles available, especially for female students. Also, lighting in the halls of dorms (especially Stevenson) needs to be improved.
- ❖ There should be more off-campus housing options, or more flexible meal plans. The current ones are very inconvenient.
- ❖ This year I did not choose to live in Holden Annex, but instead was put on a wait list for the summer and assigned this building. I do not mind living here, although, I believe that this building needs some TLC.
- ❖ Though for the most part I've appreciated the housing available on campus, I get the impression problems in this area are not taken seriously. Last year, my house of 30-some students was without running water for a week, and rather than providing some alternate temporary living arrangement (this did get provided after too long a time to be useful), the college simply instructed us to use the facilities of other houses, which was cold, frustrating, and extremely inconvenient. And this year, the needs of my program could not be met because of a series of apparent housing blunders. Instead of the house we needed to run the program, we were told we were being placed in several other locations until landing on a dorm which required our participation in yet another program. The building is basically good, but is run bizarrely. We can't schedule times to use the kitchen, bathrooms are poorly constructed and go for weeks with easily fixable but ignored problems, and it seems like no one cares. As tuition rises, I question my choice of college, which is unfortunate, because it offers so many other wonderful things.
- ❖ To me and to most students it is most important to be placed with the roommate we want to live with
- ❖ Very frustrated with my R.A. Not at all responsible, and does nothing to positively contribute to my hall.
- ❖ Wagner 2nd floor. A lot of guys trash the bathroom. The administration needs to come up



STUDENT SURVEY COMMENTS

with a method to address this problem by having a no tolerance policy or something of the sort. The custodian we had, Donna was great. I think the bathrooms and care of our hall by a select few people made everything from not flushing to not cleaning sinks, and leaving beer cans in the showers and more a pain for everyone else

- ❖ We definitely need more housing, and for those of us coming back from abroad in the fall for the spring semester, actual options of rooms when we come back! I don't like not knowing where I'm going to live next year.
- ❖ We need new and improved housing for upperclassmen and other school (comparable size and equal or lower tuition) have better, larger, more attractive housing. I realize we can't have everything but we are paying a lot of money to come to this school and it should be reflected in our housing options especially for upperclassmen.
- ❖ We need more housing options!!! Some of the dorms are pretty nasty to live in, like Stevenson and Armington. From what I hear, no one likes living in either of those places.
- ❖ We need the availability of suites, such as a suite with like 2-6 individual private rooms that share a bathroom and living room
- ❖ While talking about residence life, I think that the school should give students more time to leave the dorm at the end of the semester. A decent number of students have commitments on Friday, and I think it's silly to expect students to be out of the dorms by Friday morning. At least give time until Saturday to move out.
- ❖ Why did the gender question have an "other" option?
- ❖ Why do students still have to live in Holden Annex? Wasn't that supposed to be temporary housing? There are too many students with too few residences.
- ❖ -wireless in the houses would be helpful -more book shelves available
- ❖ With Wooster growing as it is, having nice facilities for student life is becoming harder to find for students with the highest numbers. I was personally in danger of not getting housing this year and being wait-listed, but I was luckily put into Holden Annex. I would like to have facilities as nice as my current room if at all possible, but I understand that Bornheutter is a very nice facility, but that raises the question why First Years are allowed to have that Residence Hall, but I feel that I will lose a lot of quality of room moving from Born. to the Annex.
- ❖ Wooster needs more space to place the students



STUDENT SURVEY COMMENTS

- ❖ Wooster should really focus on environmentally friendly additions. More cost effective in the long run and doing our part for the environment.
- ❖ You need to put Wi-Fi in all the houses. these people are working to improve the image of the college in our community. the least we can do is offer them some wireless internet. Also, one of the reasons the college is so disconnected from the town is because we never have to leave campus. reducing the meal plan will force students to form economic relationships with businesses in town. Beall Ave. is a mess. it should be destroyed or obstructed with stop signs and traffic lights. it sucks to have a main road divide our campus. ideally, we could put a wall around the college with a gate on ether end of Beall.
- ❖ You should consider making floors co-ed. That is really important to a lot of students.

Exhibit D

**Student Housing
Demand Analysis**

College of Wooster
Housing Master Plan
Potential On-Campus Housing Demand

2010-2011	Enrolled Population	Potential Capture Rate	Maximum Potential Demand	On-Campus Housing Type: Distribution of Demand									Maximum Potential Demand
				Traditional Single	Traditional Multi- Occupancy	Program House/ISHO Any- Occupancy	Semi-Suite Single	Semi-Suite Double	Full suite Single	Full suite Double	2BR/2BA Apt Single	4BR/2BA Apt Single	
Freshman Year	617	100%	617	184	433	0	0	0	0	0	0	0	617
Sophomore Year	426	98%	417	30	71	50	30	21	37	90	31	56	417
Junior Year	410	93%	382	57	22	43	55	16	42	25	28	93	382
Senior Year	444	97%	432	39	25	57	25	14	67	35	57	114	432
Total Demand (# beds)	1,897	97.4%	1,848	311	550	149	110	51	146	151	116	263	1,848
Existing On Campus Beds			1,979	325	1,151	333	4	70	28	68	0	0	1,979
Surplus/(Deficit)			131	14	601	184	(106)	19	(118)	(83)	(116)	(263)	131
Occupancy %						93.4%							
Recommended Supply				333	589	160	118	55	157	161	124	282	1,979
Surplus / (Deficit)			1,979	(8)	562	173	(114)	15	(129)	(93)	(124)	(282)	
% of Total Demand				17%	30%	8%	6%	3%	8%	8%	6%	14%	

Exhibit E

Implementation
Model

College of Wooster
Student Housing Master Plan
Implementation Model

Academic Year (fall): Summary	2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022	2022-2023
Residence Halls												
Andrews	On-Line	On-Line	On-Line	On-Line	Construction	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Armington	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	Construction	Renovated	Renovated	Renovated	Renovated	Renovated
Babcock	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Bissman	On-Line	On-Line	On-Line	On-Line	On-Line	Construction	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Bornhuetter	New	New	New	New	New	New	New	New	New	New	New	New
Compton	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	Construction	Renovated	Renovated
Douglass	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	Construction	Renovated
Gault	New	New	New	New	New	New	New	New	New	New	New	New
Holden Annex	On-Line	On-Line	On-Line	Construction	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line
Holden	On-Line	On-Line	On-Line	Construction	Construction	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Kenarden Lodge	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Luce	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated	Renovated
Stevenson	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	Construction	Renovated	Renovated	Renovated	Renovated
Wagner	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	On-Line	Construction	Renovated	Renovated	Renovated
New Hall - Suites	Off-Line	Construction	Construction	New	New	New	New	New	New	New	New	New
New Hall - Apartments	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Off-Line	Construction	Construction	New	New	New	New
% Existing	63%	63%	63%	53%	50%	31%	25%	21%	13%	7%	0%	0%
% Renovated	0%	21%	21%	21%	31%	43%	50%	54%	54%	61%	67%	69%
% New	37%	16%	16%	25%	27%	26%	25%	25%	33%	33%	33%	31%
% Traditional Beds	90%	90%	90%	80%	79%	80%	80%	81%	73%	73%	72%	74%
% Suite Style Beds	10%	10%	10%	20%	21%	20%	20%	19%	19%	19%	19%	18%
% Apartment Beds	0%	0%	0%	0%	0%	0%	0%	0%	9%	9%	9%	8%
Construction / Renovation Cost												
Renovation	\$ -	\$ -	\$ -	\$ 4,266,793	\$ 7,911,000	\$ 5,081,620	\$ 5,346,849	\$ 3,905,812	\$ 5,240,909	\$ 5,105,131	\$ 2,622,808	\$ -
New Construction	\$ -	\$ 3,168,750	\$ 9,506,250	\$ -	\$ -	\$ -	\$ 4,744,946	\$ 14,234,839	\$ -	\$ -	\$ -	\$ -
Total Cost	\$ -	\$ 3,168,750	\$ 9,506,250	\$ 4,266,793	\$ 7,911,000	\$ 5,081,620	\$ 10,091,795	\$ 18,140,651	\$ 5,240,909	\$ 5,105,131	\$ 2,622,808	\$ -
Cumulative Cost	\$ -	3,168,750	12,675,000	16,941,793	24,852,793	29,934,413	40,026,208	58,166,859	63,407,768	68,512,899	71,135,707	71,135,707

Notes:

Holden Annex is Demolished in 2014-2015 Academic Year