

# The University of Toledo



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Division of Student Affairs  
Office of Student Activities  
(419) 537-2256

TO: Dr. James D. McComas  
President

FROM: Mr. Scott H. Reikofski  
Student Activities Coordinator

DATE: August 12, 1986

RE: Greek Housing Discussion Plan

Attached you will find a formal discussion plan for Greek housing on campus. It has been reviewed by several staff members for feedback including Dr. Thompson, Dr. Newsome, and Dr. Abrahamowicz.

I believe you will find the document in good order. It includes basic explanations of fraternal organizations, the University's relationship to them, current status and future trends, rationale for on-campus housing, as well as a brief explanation of all of the housing options, and a detailed description of certain options. Also included are specifications, costs, etc. and conceptual drawings (see appendices). I believe that this document is a good starting point for more formal plans relative to this project.

If you have any questions or comments, I would be most happy to discuss them with you further.

cc. Dr. Thompson  
Dr. Newsome  
Dr. Abrahamowicz

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AUG 12 1986

OFFICE OF THE PRESIDENT

A Preliminary Discussion Plan  
FOR FRATERNITY/SORORITY HOUSING  
AT THE UNIVERSITY OF TOLEDO

Developed By:  
Scott H. Reikofski  
Student Activities Coordinator  
and  
Dr. Daniel Abrahamowicz  
Assistant Dean of Student Affairs  
for Activities and Discipline

June, 1986



## I. Introduction

The University of Toledo recognizes nearly 170 student organizations. Of these, 21 are nationally affiliated Greek-letter fraternities and sororities. There are currently nearly 1,000 University of Toledo students formally designated as members of these fraternities and sororities.

Through their organizational and financial structure, these groups maintain a certain independence from the University. Fraternities and sororities at the University of Toledo are not funded by the University, nor does the University provide housing or office space for any individual Greek organization. Additionally, membership requirements, organizational policies and procedures, and the rationale and philosophy for their existence are reflective, except for University recognition standards, of their national organization affiliation rather than their University affiliation. The individual and distinct national fraternities are connected by a broader philosophy which defines that which is unique about Greek-letter fraternal organizations and mandates certain standards of operation. Each University of Toledo fraternity and sorority is affiliated with a national organization which, in turn, is recognized as a member organization by, for fraternities, the National Interfraternity Conference and, for sororities, the National Panhellenic Conference. The tradition-



ally black fraternities and sororities are recognized by the National Pan Hellenic Conference.

Despite the relative independence of each University of Toledo fraternity and sorority, inculcated in their operations and indeed in their *raison d'etre* is a strong bond to the University. This bond, as mandated by the overall philosophy of the National Interfraternity, Panhellenic and Pan Hellenic Conferences and handed down through each individual national organization, is evidenced through the support provided to the University, through the dynamic and creative programming on campus, and through the pride these groups have in their University affiliation.

There is no more visible group of students on the University of Toledo campus than Greek students and there is no more visible category of organizations than Greek-letter fraternal organizations. Their visibility and organizational muscle have become essential to such activities as Homecoming, Spring Week and Songfest, and to such services as Communiversi Day and the Alumni Phonathon.

The visibility of these groups as well as their independence is also apparent in the community - most obviously in the form of Greek housing. Currently, seven UT fraternities own housing off campus. The housing arrangements have been financed by private money and are maintained in the same way. The University of Toledo was not involved in the processes which led to the establishment of any of the off-campus dwellings nor is the University



in any way responsible financially or otherwise for housing maintenance and activities.

There has, over the years, been sentiment to explore the possibility of establishing Greek housing on the University of Toledo campus. Such a possibility has been received well by Greek students and Greek alumni because, from a general perspective, it helps demonstrate recognition of their value to the University, it more firmly establishes the bond between the University and Greek organizations, and it helps alleviate problems of increasing cost and the diminishing quality of facilities associated with off-campus housing. From a University perspective, such a possibility is appealing because it would provide the opportunity to enhance the positive aspects of fraternities and sororities while diminishing some of the negative aspects which, historically, have been most particularly associated with the privately owned and operated off-campus residences.

This sentiment was translated into action by the support, in principle, of on-campus Greek housing of President McComas. The Student Activities Office through Scott Reikofski, IFC/Panhellenic adviser, was charged with exploring the possibility of Greek housing in greater detail and developing a preliminary proposal. The following was developed by Mr. Reikofski, and Dr. Daniel Abrahamowicz, Assistant Dean of Student Affairs, to provide background data and a preliminary discussion plan for Greek housing on the University of Toledo campus.



## II. Current Status and Future Trends

The administrative headquarters for Greek organizations, as well as all other UT student organizations, is the Student Activities Office. Two years ago a professional staff member, the Student Activities Coordinator, was added to the office staff and charged with the responsibility of serving as fraternity and sorority adviser. The responsibilities of that position relative to fraternities and sororities include advising the Interfraternity, Panhellenic, and Black Greek Councils and all of their member chapters, monitoring rush (membership recruitment) programs, teaching leadership development, and maintaining relations with all national offices, local chapters, and alumni organizations.

The Greek community of the University consists of thirteen fraternities and eight sororities which include 886 UT students:

<u>SORORITIES</u>	<u># MEMBERS</u>	<u>FRATERNITIES</u>	<u># MEMBERS</u>
ALPHA CHI OMEGA	64	ALPHA PHI ALPHA	10
ALPHA KAPPA ALPHA	10	ALPHA SIGMA PHI	44
ALPHA OMICRON PI	63	KAPPA DELTA RHO	78
CHI OMEGA	75	PHI BETA SIGMA	10
DELTA DELTA DELTA	69	PHI KAPPA PSI	15
DELTA SIGMA THETA	11	PI KAPPA ALPHA	20
KAPPA DELTA	56	PI KAPPA PHI	59
PI BETA PHI	66	SIGMA ALPHA EPSILON	44
	414	SIGMA ALPHA MU	25
		SIGMA PHI EPSILON	100
		TAU KAPPA EPSILON	33



	THETA CHI	25
	TRIANGLE	9
		472
(Fall 1985 Figures)	GRAND TOTAL	886

The number of students who have become members of fraternities or sororities at UT has been growing in recent years and is reflective of a national trend. This national growth is documented in various sources from general news publications like Time to professional monographs published by the Center for the Study of the College Fraternity. Time magazine reported recently that national membership figures nearly doubled in recent years growing from 230,000 in 1980 to over 400,000 in 1985.

The latest statistics currently available from the Center for the Study of the College Fraternity indicate solid growth in men's and women's fraternities. From the 1981-82 school year to the 1982-83 school year there was a 22% increase in fraternity membership and a 25% increase in the number of fraternity chapters nationally. Likewise, in that same time period there was a 9% increase in the number of sorority women and a 13% increase in the number of sorority chapters. These statistical figures, coupled with formal and informal monitoring of membership on the part of Greek life advisers and national fraternity/sorority offices, indicate that the interest in affiliating with Greek-letter fraternal organizations is dramatically increasing.



This growth phenomenon has also been identified at The University of Toledo. In the past two years, fraternity membership has grown some 37% from 343 members in Fall, 1983 to 472 members in Fall, 1985. A corresponding growth in sorority membership is also evident. Sorority membership figures indicated 341 members in Fall 1983, and 414 members in Fall 1985, a 20% increase. Average chapter size also increased for fraternities (+15%) and sororities (+16%) in that same time period. This growth trend, both locally and nationally, has been building since the late 1970's and is expected to continue despite the current lag in the total traditional college-age student pool. The membership growth phenomenon is only one reason to consider the possibility of Greek housing on campus.

### III. Why Greek Housing on Campus

Currently, the following fraternities own off-campus housing: Alpha Sigma Phi, Pi Kappa Alpha, Sigma Alpha Epsilon, Sigma Alpha Mu, Sigma Phi Epsilon, Tau Kappa Epsilon, and Triangle. The sororities collectively own a small non-residential building which is used as a meeting facility only, and which has, as a result of recent growth in membership, become grossly inadequate.

The number of students currently involved in Greek organizations and the potential for growth in the future tend to support the notion of Greek housing on campus because, if for no other reason, it is likely that living spaces created would be filled. Additionally, existing facilities are less and less appealing



because of overcrowding for sororities and increasing costs and declining facilities for fraternities. So, fraternities and sororities from economic or other pragmatic perspectives are supportive of housing on campus. From a university perspective there are other considerations which support Greek housing on campus.

First, from a student development perspective, universities strive for the total development of the individual student. This includes not only the intellectual self, but also the emotional self, the social self, the spiritual self and the physical self. By providing quality housing on or very near campus, it would allow for greater opportunity to develop and monitor an environment which could be more conducive to all facets of student development. The more advantageous proximity of these facilities would lend itself to an even greater interaction between Greeks and the campus and a better educational milieu for those resident members.

The physical presence of these groups on campus with rich traditions and an abundance of local and national resources would serve to qualitatively and quantitatively enhance student life at the University. The programming these groups offer combined with their sense of school pride and their social festivities would be an effective stimulant to the campus life.

An additional advantage of on-campus fraternity and sorority housing is the potential for a positive impression on prospective students. Today's student consumers look for variety, flexibility, and an assortment of opportunities for their tuition dollar.



With the ability to assure that the physical facilities reflect properly on the University, fraternity and sorority housing as a residence option offered by the University could be a valuable "selling" advantage. Also, on-campus housing would attract more students to Greek organizations which would further establish these organizations as a strong and positive element of campus life.

By offering quality housing on or very near campus the University would make a statement of support to fraternities and sororities. Fraternity and sorority members act as ambassadors for the University in much that they do. In a given year, the Greeks on this campus raise approximately \$16,000 - \$18,000 for local and national philanthropies and offer 7,000 - 8,000 working hours to local community service projects. This is a very positive reflection upon the institution. Greeks also provide valuable services to the University and the community. Although actual statistics are not available, the Office of Alumni and Development reports that a large percentage of the alumni affairs volunteers and donors are Greek alumni despite the fact that Greeks only represent about 5% of the student body.

Collectively, the fraternity and sorority members at The University of Toledo are most often in the forefront of campus activities and service as well as being a major element in the University's public image. Providing these students with housing on campus would not only be beneficial to the institution, but would



also allow University staff and faculty to better fulfill the University's educational and developmental mission.

#### IV. Housing Options

Many options exist relative to the establishment of Greek housing on the UT campus. Ultimately, these options should be examined and narrowed to the one option a) that is most cost effective to build and maintain, b) that offers the flexibility which suits present and projected needs, c) that adds functionally and aesthetically to the campus, and d) that goes beyond being acceptable to those students for which it would be built to a degree that fosters excitement, support, and pride.

Numerous options have been studied for their appropriateness to the UT Greek system and the UT campus. Fraternities have been more concerned with individual, autonomous dwellings, while sororities tend to be more accepting of, for example, individualized floors in a large residence hall. From the large variety of options which exist, two seem most acceptable to the Greek community and most appropriate to the UT campus. These are individual fraternity housing for each fraternity and sorority, and a Greek "high-rise" which would allocate floors for each fraternity and sorority.

In the case of individual houses these would have, in addition to residence rooms for members, a formal living room, a parlor, chapter rooms (one large, one or two smaller), a president's



suite/office, guest room, and study area. Of course, they would also include bathroom facilities and may include kitchenettes, laundry facilities, etc. This housing format is established on many university campuses.

A Greek high rise residence hall would allocate one floor to each fraternity or sorority chapter. Each floor would include a chapter meeting suite and a study in addition to residence rooms. This option, or a modified form is also in place on a number of campuses.

Another possibility for sororities are non-residential lodges. Sorority lodges are used at Ohio Wesleyan University and Denison University. A lodge is similar to a small house and serves as a non-residential meeting facility. This building typically includes a formal living room, large chapter meeting rooms, a chapter office, and several small meeting rooms plus a kitchenette. If there are residential rooms, they would be for the top officers of the chapter only.

#### V. Narrowing the Options

Several knowledgeable persons were consulted on feasibility, cost effectiveness, and level of national fraternity and sorority support relative to these possibilities. After much consideration, the options have been narrowed based on five factors:

1. Those most acceptable to all consultants and to those students and alumni approached as well as being an optimal use of space, resources, and finances;



2. Those which provide for flexible, workable facilities;
3. Those which are designed to prompt interaction and thus contribute to Greek "community development;"
4. Those which are supported by the national organizations consulted thusfar;
5. Those which put some financial responsibilities on the chapters and members, but not so much so that it would be financially crippling.

The housing plan which seems appropriate for the University of Toledo in light of the above factors is actually reflective of two different options, the individual housing option and a modified high rise option. For sororities, a modified version of a single residence building may be considered. To provide a conceptual aid, a copy of the blueprints for such a facility in place at Bucknell University and a rough drawing, to provide visual assistance, are attached in appendices A, B1, B2, and C. The building would consist of five floors with space for two sororities on each of the top four floors. On each floor there would be a large chapter meeting room, small chapter room, chapter office, study (guest room), president's room, kitchenette, storage (for ritual equipment), bath, and rooms for 18 members (assuming double occupancy) for each chapter. There would be two chapters per floor, and there would be four floors built in this manner. The first floor (garden level) would have large common living rooms, sitting



rooms, laundry facilities, etc. all designed in such a way that if necessary, conversion would be fairly simple.

This option for sororities has excited those sorority women, including alumni housing corporations, who have considered it. This has also been viewed favorably by national groups consulted thus far.

A plan which may be considered for fraternities involves individual fraternity houses in a "townhouse" arrangement. This option is appealing to UT fraternities, seems efficient and cost effective, and is endorsed by a housing consultant working on this project. The construction of common walls, shared boiler heater units, etc., which is associated with this arrangement, would help to maximize the efficiency of funds and space. Each of the buildings in this arrangement would have three or four fraternity townhouses in it, and each would be three stories tall and include a basement level. For a conceptual aid, drawings have been included of the floor plans (Appendix E) and exterior for one grouping (Appendix D).

Each unit would include, on the first floor, a formal living room, two smaller chapter rooms, chapter office, guest room, president's room, and bathroom. The second and third floors would be identical, each having residence rooms for 22 brothers (assuming double occupancy) plus bathroom. There would be no inter-unit accessibility. The flexibility in this option comes on the third floor where moveable bulkheads could be constructed which would



adjust the "size" of each unit's third floor. In this way houses may adjust somewhat to chapter membership. The basement of each unit could include a large recreation room, study, kitchen and laundry facility.

Each unit within the individual fraternity houses and the sorority residence complex could be rendered to the individual chapter as a basic structure, giving each fraternity or sorority the responsibility for carpeting, furnishing, and other amenities. This would alleviate some initial building costs as well as allow chapters to individualize their own house/unit. In addition to individualizing the interior, each fraternity unit could be somewhat individualized by window treatment as can be seen on the exterior view of the three-unit building. (Appendix D).

As an addition to the Greek housing complex a multipurpose building may also be considered. This building would include office space for the Interfraternity and Panhellenic Councils, and six to eight suites (similar to the current sorority facility) for the traditionally black Greek groups since their membership numbers and finances do not warrant the full unit occupancy. In addition, the multipurpose building would include space for colonizing chapters, two large rooms which may be used for developmental and social activities, snack bar, and other program and meeting spaces. This facility could also include University guest facilities and other office spaces and facilities. Such a facility could be used as a mini-conference center during the summer and generate additional revenue.



## VI. Specifications, Costs

The drawings of a possible Greek residence hall complex were done by volunteers in order to provide visual assistance and focus for discussion purposes. As such, the drawings themselves and the specifications associated with them should be regarded as approximations. Additionally, it should be noted that some of the specifications, such as the number of beds per floor or per building, or even the number of floors per building, may be adjusted as a result of further discussion, cost, or other considerations. A further example of this is the addition of the multipurpose building in the drawing of the entire complex (Appendix D). This was included as a nicety which would, in certain ways, enhance the complex but is not essential to a Greek residence hall plan. Other data which are included, such as costs and prices, were obtained as estimates from various University officials and other interested parties.

As has been noted, a drawing of the entire complex is attached as Appendix D. As drawn, the entire area occupied, including a multipurpose building and an open middle area, totals about 440' x 250'. The specifications for the residential buildings are as follows:

### 1. Sorority Building

Size:                      Approximately 185' x 80',    five floors plus  
   basement.



Occupancy: The top four floors are each divided into two wings with each wing assigned to a sorority. Each wing has nine two-person rooms plus a president's room for a total of 19 beds per wing or 38 beds per floor.

Total Occupancy: 4 floors x 38 beds per floor  
= 152 beds.

Square footage: 185' x 80' x 5 floors = 74,000 sq. ft. less  
105' x 25' x 5 floors (for open space) =  
13,125. Net square feet = 60,975.

## 2. Fraternity Buildings

Size: Each townhouse is approximately 56' x 33'; three floors plus basement. The ten townhouses would be arranged in three groupings - two groups of three attached townhouses and one group of four attached townhouses.

Occupancy: The top two floors of each townhouse are divided into eleven two-person rooms per floor. There is also a president's room in each townhouse, for a total of 45 beds per townhouse.

Total occupancy: 45 beds per townhouse x 10 townhouses = 450 beds.



Square footage: 56' x 33' x 3 floors x 10 townhouses = 55,440  
net square feet.

3. Combined specifications

Total number of beds:	Sorority	152
	Fraternity	450
		602
Total square feet:	Sorority	60,875
	Fraternity	55,440
		116,315

Based on an estimate from River East Construction, the total cost for the residential buildings specified above would be \$7,424,250 (plus or minus 10%). Considering the total number of square feet specified, this estimate is reflective of about a \$64 per square foot cost. At this rate, the addition of a multipurpose facility of the dimensions noted in the drawing in Appendix D would add another \$1,305,600 (170' x 60' x 2 floors = 20,400 sq. ft.) to the total cost.

Based on information from the University treasurer's office, for the residential buildings alone (priced at \$7,424,250) the University would be required, because of trust agreements to keep one year's debt service in reserve, to borrow approximately \$8,100,000. Debt service on this amount at an average rate of 8% over a 35 year period would mean the project would have to produce about \$700,000 in income per year for the period of the debt.



Other continuing costs associated with this residential complex are operational costs. These include such things as gas, electric, water, salaries, maintenance, etc. A modest estimate of such operational expenses is \$300,250 (see Appendix F) annually. This figure takes into consideration salaries for a complex director, maintenance and custodial staff, and a graduate assistant. It is difficult to project utility and maintenance costs since it is expected that the fraternity townhouse will have shared heating units, the sorority building may or may not have air conditioning, and some cleaning and maintenance work could be the responsibility of the organizations occupying the space, etc. The \$300,250 has been derived from the operational costs of Carter Hall.

The combined costs of debt service and operational expenses total \$1,000,250 per year for the residential facilities. An additional calculation which must be considered is costs of furnishings (beds, desks, chests, etc.). Information from the Housing office indicates that a reasonable figure for furnishings is \$1,200 per student. At this rate \$722,400 ( $\$1,200 \times 602$  students) would be required to furnish the residential facilities.

The bulk of the income generated by this project would be from room fees paid by student residents of the complex. To cover the \$1,000,250 of what might be termed the yearly fixed costs of the project, that is debt service and operational expenses, the 602 residents of the complex would have to pay room rates of \$1,662 per year ( $\$1,000,250/602$ ) or \$554 per quarter for three quarters per



year. This, of course, does not include consideration for covering the cost of furnishings or the cost of a multipurpose building. Other income may be realized from private contributions or use of the facilities during the summer or other vacation periods for conferences, seminars, etc.

Obviously, as has been noted, this configuration and the associated costs are estimates and are reflective of one of many possible options. A closer analysis of the costs associated with this particular plan highlight certain areas where savings may be realized. An interesting figure to consider, for example, is cost per bed (i.e., cost per student resident). The sorority building, as has been noted, would occupy a total of 60,875 square feet. Using the \$64 per square foot estimate results in a construction cost of about \$3,896,000. Since there are 152 beds in the facility as drawn, the cost is over \$25,000 per bed ( $\$3,896,000 \div 152$ ). The building as considered here has, of course, a considerable amount of space which may be used for other things and which may be a desirable characteristic in such a facility. If, however, townhouses similar to the fraternity house plan were built for sororities, it is likely that the cost would be much less.

For example, the construction of eight townhouses similar to the fraternity townhouses, but with two floors rather than three would house 184 women (184 beds; 23 per house). The cost for this possibility, using the \$64 per square foot standard, would be \$1,892,352 ( $29,568 \text{ sq. ft.} \times \$64$ ) or \$10,285 per bed. The total



cost and income ramifications for a configuration such as this would be:

1. Sororities: Eight townhouses at 56' x 33' with two floors; eleven two-person rooms plus president's room.

Total occupancy =  $23 \times 8 = 184$  beds

Square footage =  $56 \times 33 \times 2 \text{ floors} \times 8 \text{ houses} = 28,568$ .

2. Fraternities: Same as previously noted

3. Combined Specifications:

Total number of beds:	Sorority	184
	Fraternity	450
		634

Total square feet:	Sorority	29,568
	Fraternity	55,440
		85,008

Total estimated cost:  $85,008 \text{ sq. ft.} \times \$64 = \$5,440,512$

Yearly cost: Borrowing approximately \$6,000,000 = debt service of about \$525,000 yearly, plus \$300,000 operation costs = \$825,000 yearly fixed.

Cost to students:  $\$825,000 / 634 = \$1,301$  per year or \$434 per quarter.

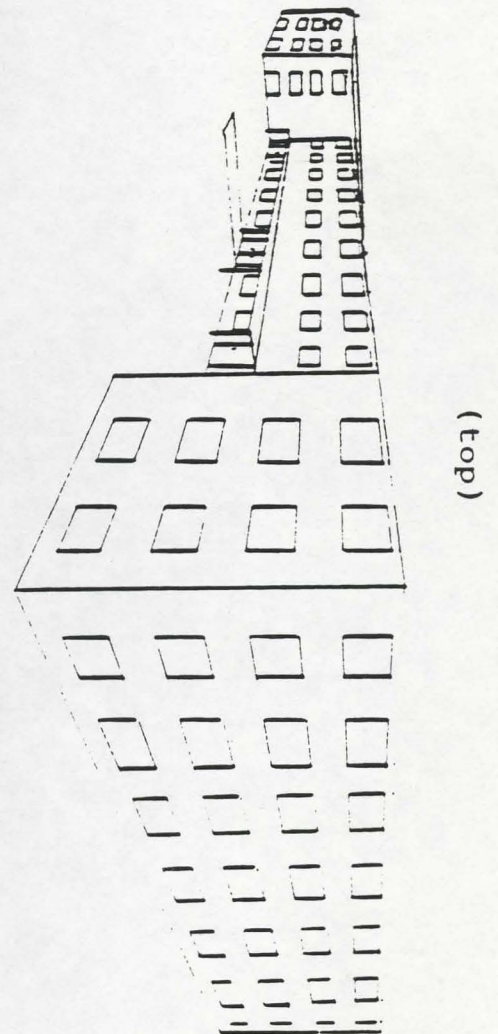
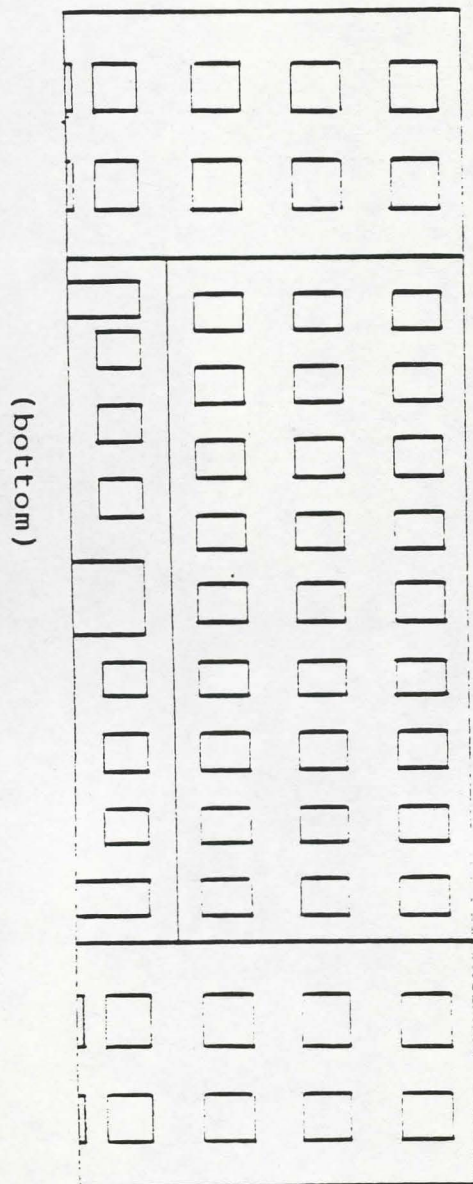


Although this configuration of residences may result in lower costs, some flexibility relative to use of space may be lost.

Regardless of the final plan, the Greek student organizations are exhibiting genuine enthusiasm for the possibility of housing on campus. The enthusiasm is not just focused on the facilities alone, but includes the community-building opportunities such facilities would provide. It is fair to say that all fraternity and sorority chapters at UT are anxious to discuss housing plans in greater detail. This is true not only of undergraduate members, but also of alumni. An informal committee of representatives from all alumni housing corporations has met to discuss mutual concerns and is excited about the prospect of on-campus housing.

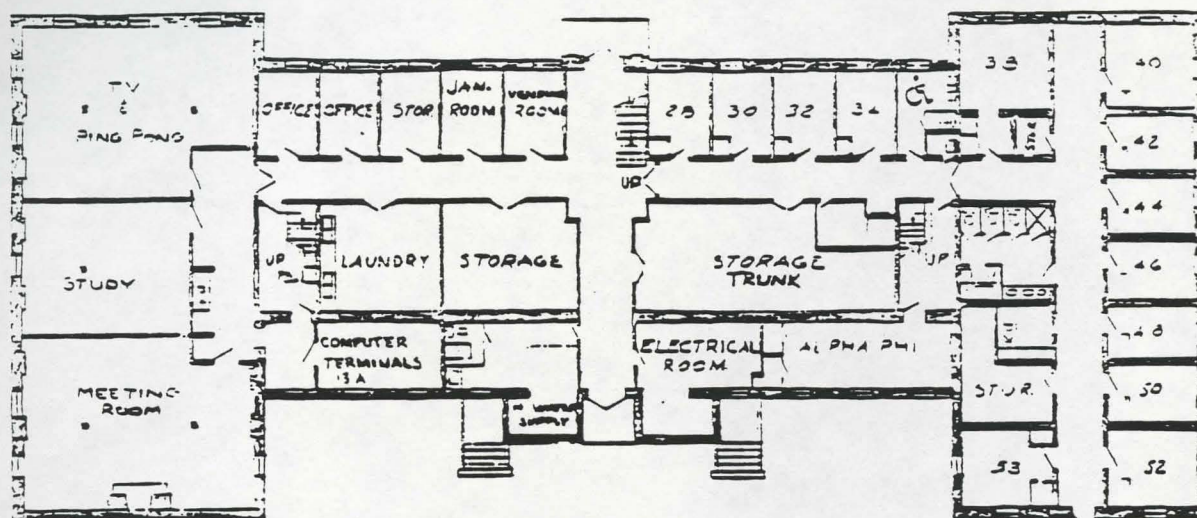


APPENDIX A  
PANHELLENIC RESIDENCE BUILDING  
CORNER AND FRONT EXTERIOR VIEW

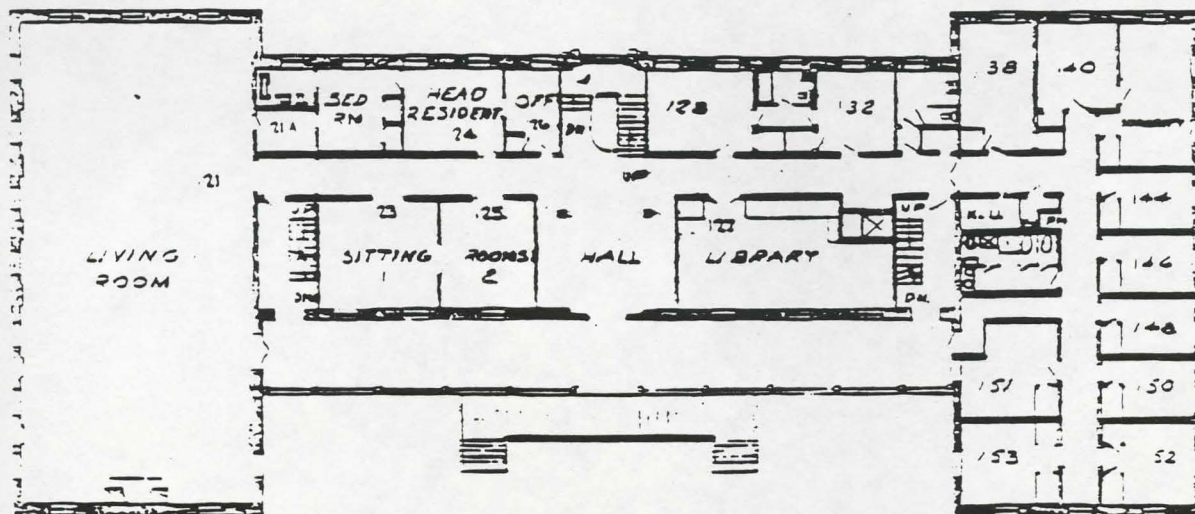




APPENDIX B1  
SAMPLE BLUEPRINT OF PANHELLENIC RESIDENCE BUILDING  
BUCKNELL UNIVERSITY



GROUND FLOOR

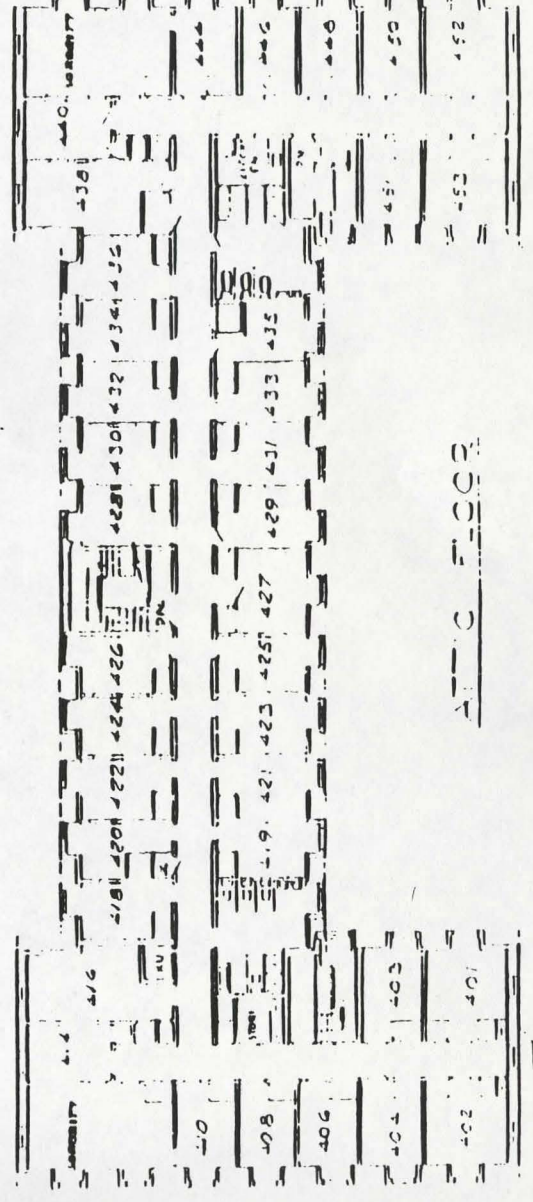
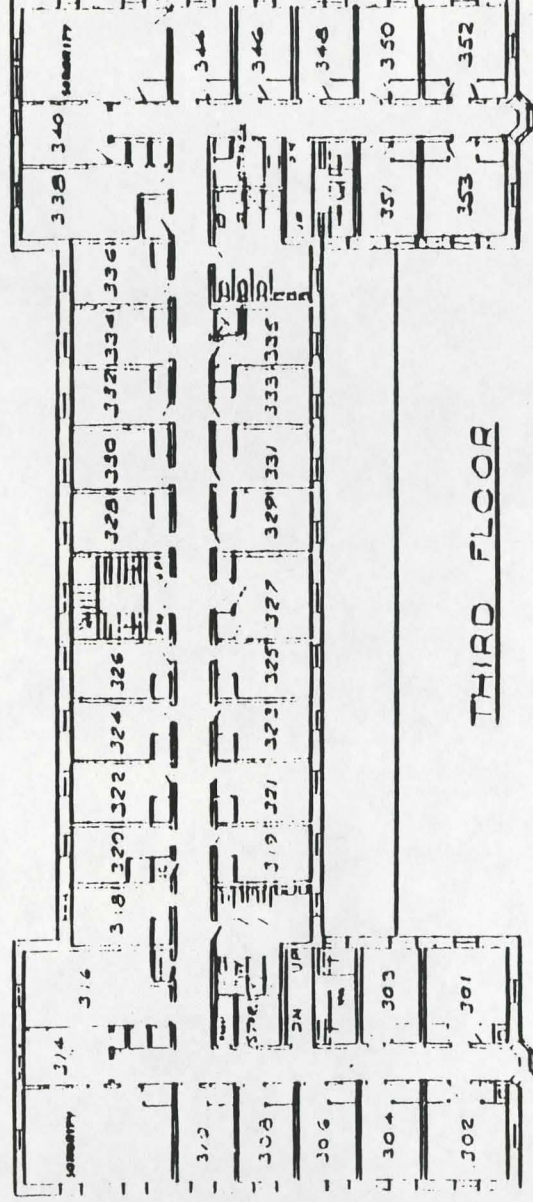
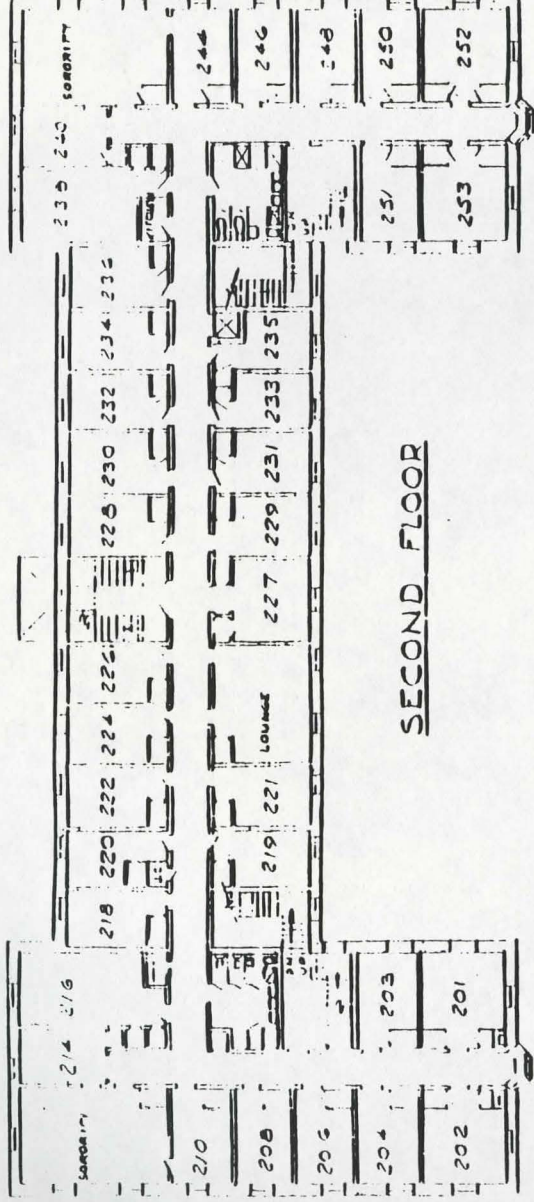


FIRST FLOOR

HUNT HALL

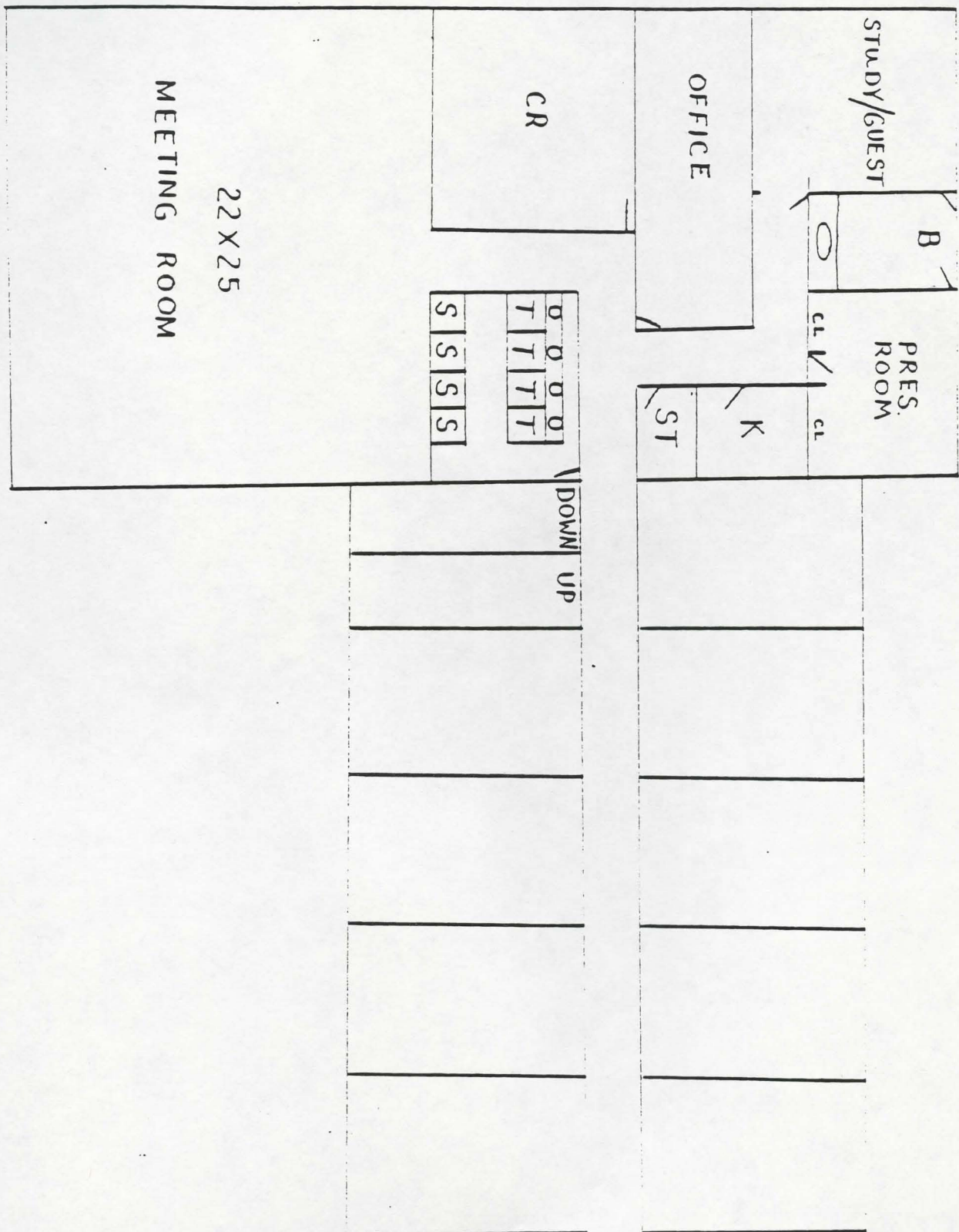


APPENDIX B2  
SAMPLE BLUEPRINT OF PANHELLENIC RESIDENCE BUILDING  
BUCKNELL UNIVERSITY





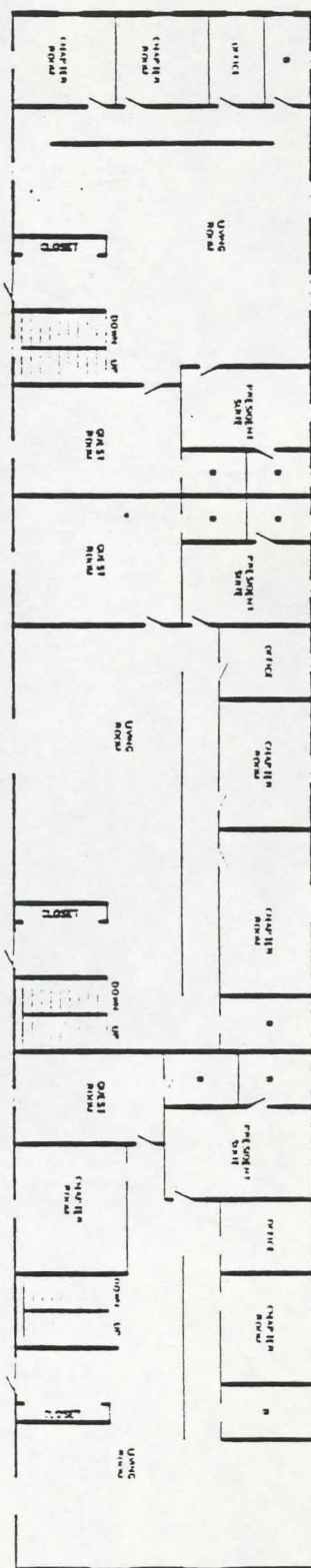
APPENDIX C  
ONE WING OF PANHELLENIC RESIDENCE BUILDING



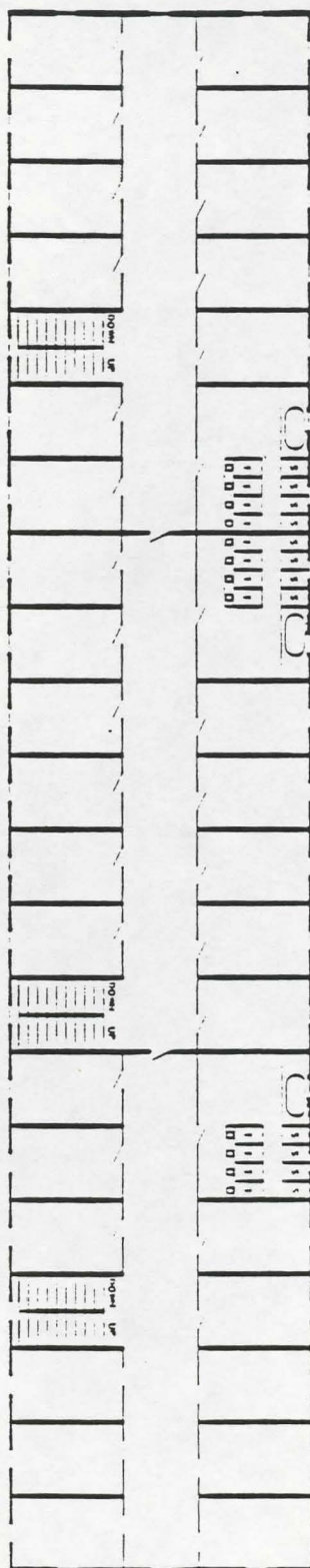


# APPENDIX E SAMPLE BLUEPRINT OF THREE-UNIT FRATERNITY TOWNEHOUSE BUILDING

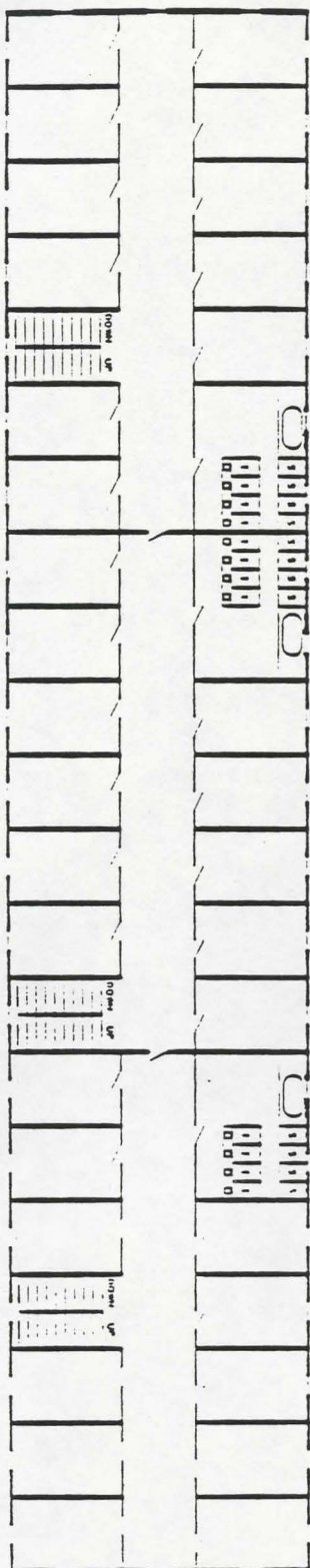
(top)



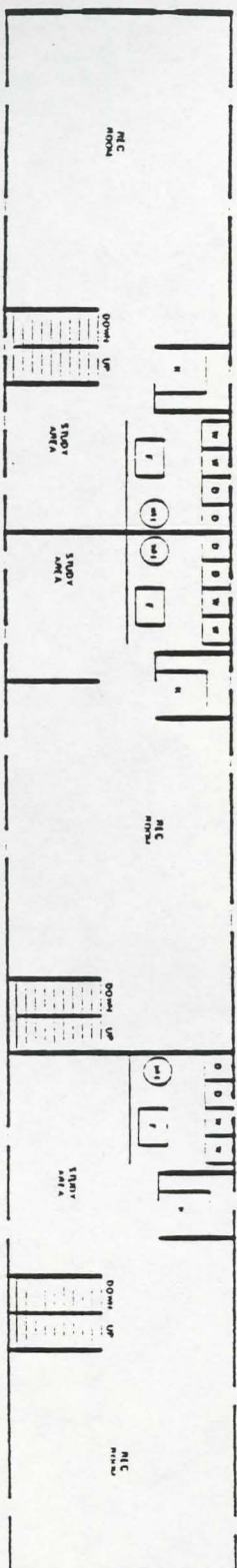
1ST FLOOR



2ND FLOOR



3RD FLOOR



BASEMENT