

# A Guide for Undergraduate Students To 2010 Summer Housing Policies

## Summary of Major Changes

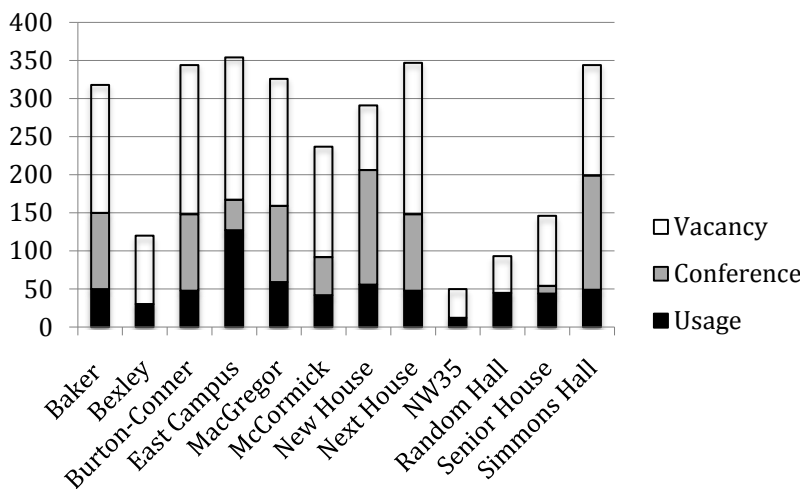
1. Summer undergraduate student room assignments will be consolidated into three dormitories:
  - East Campus
  - Next House
  - Phoenix Group section at Ashdown
2. Program and conference room assignments will be consolidated into five dormitories:
  - Baker House
  - McCormick Hall
  - New House
  - Senior House
  - Simmons Hall
3. Four dormitories will be closed for renovation and maintenance projects:
  - Bexley Hall
  - Burton-Conner
  - MacGregor House
  - Random Hall
4. These changes will save approximately \$500,000

## Why has this process been necessary?

The final report of the Institute-Wide Planning Task Force charged the Division of Student Life to “defragment” the use of summer housing stock by proposing a “more rational utilization.” What does defragment mean?

Summer housing supports the educational and research mission of the Institute by hosting three audiences: MIT undergraduate students, guests of MIT-sponsored programs, and conferences. Housing has approximately 3,000 beds available for summer utilization. Recent trends show that 600 to 800 beds are occupied by undergraduate students, leaving 2,200 for other uses. In the past, the Institute has kept all dorms open all summer with every type of guest scattered throughout:

## **Summer undergraduate and conference usage (2009)**



## MIT Housing Office

At the same time, the Housing Office must use the summer to perform maintenance and renovation in the dorms. But with every dorm open—even at minimal capacity—this much-needed function has proceeded in a piecemeal and inefficient fashion, limiting how much renovation can be done and increasing costs.

### **What should students living in the dorms in the summer know?**

The specific buildings available each summer may change due to construction needs and other factors. This summer, undergraduate students who would like to live in campus housing will choose from three buildings:

- East Campus
- Next
- the Phoenix section of Ashdown

### **Maintaining Options**

These dormitories were selected to satisfy the range of options desired by undergraduates, including:

- Location (East versus West Campus)
- Women-only housing
- Accessibility
- Air conditioning
- Cost
- Other issues such as smoking and cats

### **Maintaining Culture**

Upon request, the Housing Office will maintain residential communities as much as possible by grouping room assignments for undergraduates from the same dorm.

### **Moving and Storage**

In order to facilitate summer moves, the Housing Office is helping students with moving and storage. A new program, at no additional charge, will provide undergraduate students with curbside-to-curbside moving services for their belongings in May and August.

In addition, the Housing Office is taking steps to make storage as convenient and affordable as possible, including using existing trunk rooms where available and creating extra storage space in buildings with the assistance of the House Team. (The Institute assumes no responsibility for loss or damage of student belongings.) MIT is also negotiating favorable rates and service for off-campus storage that will include pick up in May, insurance coverage, and drop off in August. Note that students who use this storage will pay for the service.

### **Why is MIT closing buildings?**

Summertime is a critical period for the Housing Office to make repairs and renovations to its housing stock. In the past, this work has been woven into the hectic fabric of summer guests and their schedules. This is not only disruptive for guests staying in the residences, but very inefficient for performing the work. If, however, certain buildings close for the summer, the Institute will be able to accomplish more work in less time while saving money.

**Work to be done**

The buildings that will be closed for summer 2010 are: MacGregor, Random, Bexley, and Burton-Conner. They will close for the 9-week summer housing period from June 7 to August 8. The following chart lists the expected projects for these buildings:

**MacGregor**

Painting\*  
Fire alarm upgrade  
Bathroom shower renovation  
Asbestos abatement  
- 1<sup>st</sup> floor  
- Stairwells  
Hot water system upgrade

**Burton Conner**

Painting\*  
Asbestos abatement  
- 3 entries  
- Porter room  
- Stairwells  
Bathroom renovations  
- Showers  
- Vanities  
- Shelving

**Random Hall**

Painting\*  
Asbestos abatement  
- 4<sup>th</sup> floor  
- Stairwells

**Bexley**

Painting\*

*\* Housing will work with students to develop a protocol for painting around murals.*

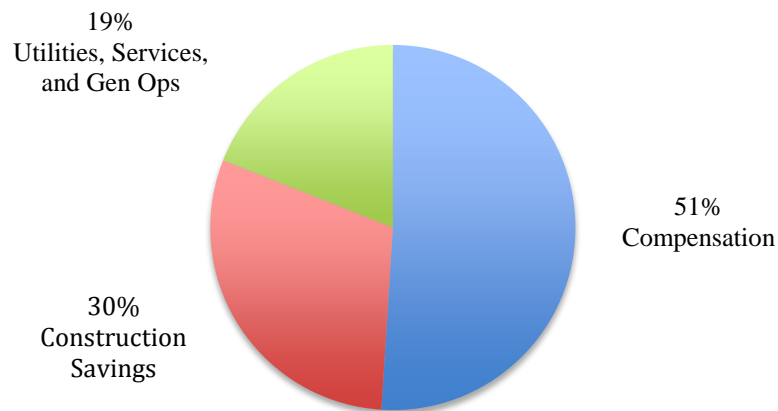
*\* Housing is also committed to maintaining the cook-for-yourself communities.*

**Cost savings**

Closing the buildings also helps save money in three ways.

1. It expands the hours (early morning to evening) and days (Saturday) that construction and renovation crews are able to work, allowing more to happen for a given contract in less time. Large projects can be tackled start to finish within a single summer.
2. MIT will realize savings through reduced utility costs.
3. By shifting existing staff from closed buildings—i.e., house managers, maintenance mechanics, Nightwatch, and housekeepers—to provide additional assistance in open dormitories, the Housing Office will actually reduce overtime and outsourcing costs that were regularly incurred in past summers. Of importance in these tough economic times, redistributing the workforce means the Housing Office will not have to lay off any employees.

## Summer Utilization Anticipated Savings 2010



*Note: Compensation includes overtime reduction for housekeepers, maintenance mechanics, and night watchmen through redeployment of staff, front desk workers, grunge workers, MITemps, and Professional Staffing Group. Construction savings are based upon completing projects in one year versus spreading them out over three years.*

### **What does this mean in the long term?**

These changes represent new policies for Summer Housing that will be carried forward into the future. Undergraduate students should be assured that the Housing Office will:

- 1) Collaborate with the Housing Strategy Group (HSG) each fall to analyze the previous summer utilization and work collectively to choose the buildings used for the following summer.
- 2) Develop a strategy for short- and long-term planning to close buildings according to summer student needs, conference/program schedules, and capital improvement requirements.
- 3) Seek new and expanded summer conference business to maximize available bed usage and to generate more revenue.