AN INTERIOR DESIGN PLAN FOR UNIVERSITY APARTMENTS

CREATIVE PROJECT

SUBMITTED TO THE GRADUATE SCHOOL

FOR THE DEGREE

MASTER OF ARTS

BY

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BALL STATE UNIVERSITY

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AN INTERIOR DESIGN PLAN FOR UNIVERSITY APARTMENTS
Chapter 1: Introduction

Off-campus student housing is now a big business as enrollment outpaces dorm spaces at universities around the country (Feldman, 2005). While this is positive information that youth are continuing their education, it also brings with it a problem - where will they live? Students attending Ball State University have multiple options, including residence halls, on-campus apartments, off-campus apartments and off-campus rental houses.

Client

The researcher has partnered with University Apartment’s Anthony Apartments, an older on-campus apartment community in need of design changes. The challenge will be to find products that not only fit the needs of University Apartments, but that are also in their budget. The researcher will provide a collection of documents that include Product Guide, Finish Guide, and Finish Boards.

Purpose

The purpose of this creative project is to redesign on-campus apartments for Ball State University students. Results from this project can be used by University Apartments to provide a more desirable layout, materials, and finishes in their on-campus apartments.
As a result, the apartment community will be more competitive with other apartment communities in the area.

**Rationale**

The primary target market for apartment communities around Ball State University is college students. Ball State University is currently experiencing a need for new housing for its students. For the academic school year of 2008-2009 there was an admittance of 3,800 freshman and 122 of them had to live in study lounges due to a lack of on-campus housing (Culp, 2008). Ball State University has recently remodeled one residence hall to keep up with students’ needs/preferences, and is building another to continue to meet the demand for on-campus housing. However, since the new residence hall will not be ready for another year the need for housing is still great. Updating an on-campus apartment community would provide improved living conditions for current students, in less time and at lower costs, and still allow university housing to be competitive with off-campus housing.

**Limitations**

There are some possible limitations to remodeling University Apartments. One limitation is that University Apartments may not be able to afford their design preferences. This may affect how the staff of University Apartments respond to what they would like completed at Anthony Apartments. Another possible limitation is getting accurate prices on products and finishes. Some manufactures may not be able to provide product information in bulk. As a result, the redesign of Anthony Apartments could be
less than what is stated in this project due to volume discounts potentially available in an actual remodeling project.

Assumptions

It is assumed that University Apartments is providing the researcher accurate information for the project. This will include floor plans, community information, occupancy, and unit break down of each type of unit. It is further assumed that University Apartments will continue to be used as student housing in the near future.

Definitions

For this project it is important that the following definitions are understood in the context needed for this creative project.

- **Benefits**- how a feature satisfies a customer’s need, want and/or desire; emotional appeal (NALP, 2002).

- **Community College**- a nonresidential junior college established to serve a specific community and typically supported in part by local government funds (Dictionary.com, 2009).

- **Features**- any item about an apartment, community, amenities, neighborhood, or surrounding area regardless of the customer’s need, want, or desire (NALP, 2002).

- **Needs**- a requirement, necessary, must have in the apartment home to make it a home (NALP, 2002).
- **Private University**: the term “private” simply means that the university’s funding comes from tuition, investments, and private donors, not taxpayers (About.com, 2009).

- **Public University**: the term “public” indicates that the university’s funding comes partly from state taxpayers (About.com, 2009).

- **Student**: one who is enrolled or attends classes at a school, college, or university (Dictionary.com, 2009).

**Summary**

Student housing is becoming more important as universities’ enrollment continues to increase. Ball State University is one such school. With the partnership between the researcher and University Apartments a redesign plan for Anthony Apartments can help keep students from moving off-campus. Results from the project can be used by University Apartments to provide a more desirable layout, materials, and finishes in Anthony Apartments. Anthony Apartments will then be a more competitive apartment community with other apartment communities in the area.
Chapter 2: Literature Review

When developing an apartment community for college students it is important to look at the factors that go into developing a student community. These factors include designing a community for the students, setting a rent price that students can afford, and providing amenities that students will use and enjoy. The research available for developing an apartment community for students is limited. However, examining current design trends in the apartment industry helps when planning to develop a student community. The amount of information is still limited, but there is a growing supply of sources available from the national organizations related to the residential property management industry, which can be applied in general to various niche markets.

This literature review will examine four issues associated with student housing. The topics covered are: 1) the growth at universities and the need for student housing, 2) design trends and issues of student housing, 3) the history of Ball State University and 4) the history of University Apartments.

Growth at Universities and the Need for Student Housing

Colleges and universities might appear to be havens during a challenging job market, but university leaders will be the first to admit that they have been hit worse than
most by the current economic storm with not enough beds, not enough time to adapt and now, more than ever, not enough money (Bernstein, 2009). Generation Y, who are individuals born between 1977 and 1997, was 88.5 million strong as of the latest Census Bureau estimate in 2008, and is as large as the Baby Boomer generation born between 1946 and 1964. In 2003, 4 million Americans turned 18. By 2010, that number is estimated to peak at 5.5 million and will remain above the 5 million mark annually through 2020 (Bernstein, 2009). The current growth in population at universities is allowing developers and property managers to target the student market with all the amenities students could want while still in their price range.

Target markets for apartment communities near universities are undergraduates who are urged or even pushed off campus after one, two or three years because of the lack of room on college campuses (Feldman, 2005). Ball State University is one of many schools faced with the same problem. There is a lack of room in the residence halls, so there is a greater need for apartment communities near campus.

Design Issues and Trends in Student Housing

When developing an apartment community for students, companies are including in the units a washer, dryer, full set of kitchen appliances, and rent includes utilities, high-speed Internet and cable (Feldman, 2005). This is because the students’ expectations for their college housing have risen exponentially over the past several decades – a trend that will continue, especially with regard to privacy and technology offerings, over the next five to ten years (Sullivan, 2009).
In St. Paul, Minnesota at the College of St. Catherine the Opus Property Management had student input in the company’s student housing project. Two students occupied seats on the project’s design committee, and the entire student community was invited to respond to a survey inquiring about the buildings’ design, participate in focus groups and vote on furniture options (Muranane, 2009). The feedback indicated that wireless Internet access; bathrooms with separate shower rooms, toilet rooms and two sinks; and separate study and social lounges in the new apartments all are must-haves in student-housing communities, so all were made available in the new Opus development (Muranane, 2009).

Ball State University

According to Ball State University History (n.d.) Ball State University opened in 1918 by the Ball brothers and was at the time called the Indiana State Normal School Eastern Division. The school was opened to meet the need for more teachers in the state. The school was renamed in 1922 to Ball Teachers College and again in 1929 to Ball State Teachers College in honor of the Ball family. The Indiana General Assembly renamed the school in 1965 to Ball State University for its growth in enrollment and facilities, the variety and quality of the educational programs and services, and the anticipation of the role it would play in the state’s future. Today, Ball State University offers about 180 undergraduate majors and preprofessional programs, and more than 100 master’s and doctoral degrees.

The enrollment for Ball State University for the 2008-09 school year was 20,243. The total enrollment of undergraduate students for the same school year was 16,832 and
graduate students was 3,411. The enrollment for Ball State University a year ago was 19,849 (Office of the Registrar-Enrollment, Marketing, and Communications, 2009). The enrollment by on-and off-campus was 16,901 students being on-campus residents and 3,817 students being off-campus residents. This means that 18% of the students are off-campus (Office of Director of Systems Technology-Enrollment, Marketing, and Communications, 2009).

**University Apartments**

University Apartments has two communities, Anthony Apartments and Scheilder Apartments. These two communities accommodate upper-level single students, students with families, and Ball State faculty and staff. University Apartments offers 5 different floor plans with one, two, or three bedrooms are available, including large townhouse-style units (Ball State University, n.d). University Apartments opened in phases.

The first set of apartments that opened was Anthony Apartments in December 1959; Anthony Apartments has a total of 131 units. Anthony Apartments was built in phases; the first phase was one-story flats that opened in December 1959. Second phase of Anthony Apartments was two-story brick apartments that opened in March of 1964 and the third phase was three-story brick apartments that opened in July of 1965. All of Anthony Apartments were remodeled in the 1980s (Ziegler, 2009).

Current rent at Anthony Apartments for the academic year is $471 for an one-bedroom and $573 ($289 per single roommate) for a two-bedroom (Ball State University University Apartments, 2009). University Apartments not only offers an affordable rent,
but also has a variety of amenities. According to University Apartments (2009), some of the amenities included are:

- Air Conditioning - Provided in Anthony Apartment.

- Cable TV - Most Muncie Comcast channels and Ball State channels provided at no extra charge.

- Internet access - High-speed wired and wireless connectivity is provided free in both communities.

- Laundry facilities - Low-cost washers and dryers.

- Maintenance - Routine maintenance and repairs provided by their own personnel.

- Parking - Lots for residents and their visitors conveniently located close to the units.

- Schools - Located near both communities for K-12 children of residents.

- Telephone service - Available from Ball State at a low rate. Calling cards also may be used.

- Transportation - Campus shuttle and city bus service provided for both communities.

- Utilities - All included in the rent except landline phone service
Summary

The literature review examined three areas that are associated with the proposed redesign of University Apartments. The current growth at universities across the country has allowed the apartment industry to respond to the demand by providing students with housing that includes all the amenities they want. With the recent lack of space in the residence halls at Ball State University there is a greater need for housing in on-campus apartments. By remodeling Anthony Apartments not only will University Apartments benefit from the remodel in a marketing sense by remaining competitive against off-campus housing options, the students that live there will benefit by having an updated place to live on-campus.
Chapter 3: Methods

The method for gathering information for this creative project is to work with the staff at University Apartments. For this project the researcher is using e-mail to contact and keep a written log of interactions between the researcher and University Apartments. The chapter will describe how the data was gathered and the challenges of the study.

Method

To complete this project the research had to accomplish a series of steps in order to collect valid information including forming a client/researcher relationship and collecting information on products and pricing. The following steps were taken to finish this creative project.

1. Researcher- Graduated with a Bachelor of Science in Family and Consumer Sciences with an option in Interior Design with minors in Historic Preservation and Residential Property Management. Upon completion of undergraduate degree the researcher continued onto graduate school with a concentration in Residential Property Management. The researcher has also completed two internships with a residential property management company. The researcher has passion for the design of apartments.
2. Contacting the Client- The researcher contacted University Apartments regarding the partnership on this creative project. Before starting this project the researcher was aware of University Apartments wanting to become more involved with the Residential Property Management program.

3. Establishing Client Needs- An earlier survey had been administered to the residents of Anthony Apartments by University Apartments. The researcher asked the staff at University Apartments to express any unmet needs based on issues that had surfaced since the last housing survey. From that list, apartment staff was asked what they thought to be most urgent issues to be addressed.

4. Establishing a Budget and Timeline- Once the researcher received the client’s list the researcher asked University Apartments for a budget for the project. The client and researcher have set a budget of $5,000 total per apartment for the entire project. The researcher however, proposes that the remodel be a two-phase project. The first phase would be to update the apartments flooring, countertops, and faucets in the kitchen and bath, appliances in the kitchen, and lighting in the bath. The second phase would be to update the living room and bedroom flooring and paint the apartments.

5. Selecting Products- Once the budget was set the researcher began looking for products and finishes that not only would meet the budget, but would meet the needs of the client. The researcher selected products and finishes based on durability and appearance. The products and finishes selected are not the most
expensive or least expensive, but the ones that will be the most durable in the environment that they are being used.

6. Calculating the Products into the Budget- Once the products and finishes were selected the researcher calculated to see if the products and finishes selected would fit in the budget set by client. To calculate the price of the products and finishes the researcher used the price per square foot for flooring and countertops, prices for paint are based off of per gallon, and the manufacturer prices on the appliances, faucets, and lights. Once everything was priced the researcher was then able to determine if the products would fit within the budget.

7. Creating a Product and Finish Guide- After the products and finishes were finalized the researcher was able to create a product and finish guide. Product and finish guides include all the products and finishes information including contact information to order the products and picture of the product and finish.

8. Designing Product and Finish Boards- Product and finish boards were designed to assist in the final presentation to the client to provide a visual of the project. The boards were designed by having all of phase one on one board and all of phase two on the second.

9. Presentation to the Client- At the conclusion of the project the researcher will present the findings to the client. This will be the researcher’s opportunity to convince the client this is the best design plan in terms of products, finishes,
timing and cost. The client will then have the opportunity to ask questions, provide feedback and ultimately decide if this is the direction University Apartments would like to go for the remodel of Anthony Apartments.

**Challenges**

The goal is to receive a response from the staff on what they would like to see updated in the apartments. Also, since most of the information would need to be confirmed by the product vendors, many of the challenges are associated with having a ballpark price. The price on the finishes is just the cost of materials, not the cost of installation. The price on the products could change due to purchasing in bulk. This change in price could help University Apartments stay within or under budget. Another challenge with this creative project is all communication is limited to e-mail or phone calls since the researcher is located outside the area.
Chapter 4: Results

With the ever changing design trends in the apartment industry, this project was created to act as a model for the apartment industry, more specifically the student housing industry, interested in updating or remodeling their communities. The researcher partnered with University Apartments at Ball State University, with the goal of creating an interior remodel of Anthony Apartments. University Apartments set the remodel budget at $5,000 per apartment while identifying needs and wants.

The researcher was able to complete the remodel plan within the budget of $5,000 per apartment. New products and finishes were selected for the following areas of the apartment: flooring, countertops, appliances, lighting, and paint (see Appendix A). This chapter will provide information regarding the selection of the products and finishes.

Selected Products and Finishes

The appliances were selected based on their mid-grade product line status, brand, and prices. These products are not the least expensive on the market. They fall in the middle price point and were selected on their quality, warranty, and brand.
The researcher selected a refrigerator and range in a black finish. This is a classic look, yet still is modern. Both items are GE brand and the refrigerator is an Energy Star rated. They are available where GE brand products are sold including: Sears, Lowe’s Hardware, and Home Depot.

The bathroom light fixture was selected based on style, finish, and moderate price. Available at www.lampusa.com the bathroom light fixture is a three light bath strip manufactured by Designers Fountain. The kitchen and bathroom faucets were selected based on brand, style, finish, and price. The Kohler brand is one of the widely known brands for faucets and receives positive reviews from consumers. The quality of Kohler is very good which is another reason for the choice. Kohler is one of the oldest and largest privately held companies in the United States (Kohler Literature, 2009). Both faucets can be purchased from Kohler or at one of their suppliers.

The flooring for the apartments was selected based on style, quality, brand, durability, and price. The carpet for an individual apartment should last at least three to five years depending on the carpet, the carpet pad, and the behavior of each resident that lives in the apartment. Because of this the carpet that was selected in a Shaw frieze style that wears well which can be purchased by contacting Shaw Floors. The neutral color helps hide dirt, but should still be vacuumed periodically to maintain its condition. Carpet will be used in the bedrooms and the living room.

The kitchen floor is a wood laminate by Shaw Floors that is easy to maintain. The wood laminate was selected based on ease of maintenance, quality, color, brand, and price. The color of the flooring will complement the existing cabinets in the apartments.
Kitchen flooring can also be purchased by contacting Shaw Floors. The bathroom flooring is a ceramic tile by Shaw Floors. It was selected based on durability and price. A ceramic tile has a better quality than a vinyl or laminate floor, especially in a bathroom. Ceramic tiles quality is better than a vinyl or laminate floor for the fact that it holds up to moisture better. The look of the tile will help to add value to the apartment. All of the flooring is in the same price range per square foot.

The countertops for both the kitchen and bathroom were selected based on their durability and price. The kitchen countertop is a laminate by Wilsonart that has the look of granite. This can add value to the apartment. Wilsonart countertops can be purchased either by contacting Wilsonart or going to one of their suppliers. The bathroom vanity top is Corian. Corian is a solid surface and is a very durable product and will last many years. The price of the bathroom vanity is a little more than some products, but not as expensive as some other solid surfaces. Corian can be purchased by contacting Corian or going to one of their suppliers.

To add interest to the apartments the researcher has selected paint for the apartments. The primary color for the walls will be an off white (Woodrow Wilson Presidential White) by Valspar, which can be found at Lowes Hardware Stores. The trim will be a white (Woodlawn Dewkist), which is also by Valspar. The variation between the trim and the walls will help make the apartment appear not as sterile and give the apartment a warmer feel. In addition, the researcher has also picked four accent colors (Belle Grove Flamestitch Red, La Fonda Plaza Green, Oatlands Subtle Taupe, and Woodlawn Valley Haze) that can be used on one wall of the apartment. This will serve as
a way for the resident to individualize their apartment. The resident will be able to choose the color before moving in to their apartment.

Summary

Since design trends are continually changing it becomes a challenge when selecting the products and finishes for an apartment community. All the products and finishes need to not only fit in the budget of the apartment community, but also last the community at the least three to five years. With the selections made in this creative project all the products and finishes are name brands that can be purchased at the local hardware store or by contacting the company. Also, all the products and finishes meet the goal of having products and finishes that are current and will not go out of style anytime soon. By have a neutral color scheme with an accent wall in the apartments will not only give Anthony Apartments a competitive edge, but will be easy to maintain.
Chapter 5: Discussion

The researcher partnered with Ball State University’s University Apartments in order to create a remodel plan for Anthony Apartments. In the last few years Ball State University has made improvements to the housing for students. This project is designed to provide Ball State University and University Apartments with an idea of what is possible with a budget of $5,000 to remodel an apartment. The content of this chapter will focus on the application of this project to the student housing industry and how this project will add to the academic body of knowledge regarding Residential Property Management and the multifamily housing industry.

Application of Project

Because the university has apartments on-campus this should help limit the number of students that move off-campus. Ball State University currently has 31 residence halls and a total of 521 apartments. However, with the newer apartment communities in the area that offer newer features in the apartments and the amenities available students are given the opportunity to choose between the convenience of being on-campus or the newer apartment. By remodeling Anthony Apartments students would not have to choose between the two, which will create a competitive market for apartments in the area that is geared towards students. Students will have the benefits of a
newer apartment home, while still being on-campus. The function of this creative project is to explain that with a set budget that it is possible to update apartments to meet the expectations of students.

The purpose of this creative project is to show how universities with on-campus apartments can take the information provided in the Product and Finish information created by the researcher and remodel apartment homes for students within a limited budget. Even if the update to the apartments is small it can make the difference in whether a student will rent on-campus or off-campus. The information provided will assist the university to select products and finishes that are current that will add value to the apartments and attract students.

Addition to Academic Body of Knowledge

Since Residential Property Management is a fairly new academic field there is very little academic research on this discipline. This creative project shows how the fields of interior design and residential property management work together. Even with the combination of interior design and residential property management there is more research that needs to be completed related to student housing remodels and the student housing industry. In this way this creative project can act as the groundwork for more research in the discipline of residential property management.
Chapter 6: Conclusion and Recommendation

Together with University Apartments this project was able to show to the industry that with a budget and the opportunity to provide students with updated housing that universities can remodel on-campus apartments. Even though these design recommendations will not completely prevent students from moving off campus, the researcher believes that the remodel would assist to retain and attract new students to live on-campus.

Even with little academic research on design trends in student housing, this project is just a start in the connection of the fields of interior design and residential property management. As the industry grows, as an academic discipline the goal is that this project will encourage other studies in the future. The researcher hopes to see more studies done on the design trends in student housing. By understanding the student market and what they look for in housing will help create design plans for universities.
Bibliography


*Ball State University History.* (n.d.). Retrieved June 29, 2009, from Ball State University: www.bsu.edu


APPENDIXES
APPENDIX A:
CLIENT PROFILE
Client Name: Ball State University University Apartments
Contact: Holly Titus Kleinschmidt - Assistant Director
Email: htkleinschmi@bsu.edu
Address: Housing and Residence Life
LaFollette Complex (LA), room N-10
Ball State University
Muncie, IN 47306
Phone: 765-285-5096

Project Name: Anthony Apartments
Email: aptoffice@bsu.edu
Address: 3460 North Tillotson Avenue
Muncie, IN 47034
Phone: 765-285-5095

Target Market
• Students and faculty of Ball State University
• Married Student
• Student with dependent children
• Upperclass or graduate single student (63 or more credit hours)
• Student age 21 or older

Design Needs:
• Updated look
• Overall marketability to students

Project Budget:
• $5,000 per unit
Anthony Apartments - One-Bedroom Floor Plan
Anthony Apartments - Two-Bedroom Floor Plan A

Living Room: 13'8" x 9'8" (4.2m x 3m)

Bedroom 1: 11'2" x 8'9" (3.4m x 2.7m)

Bedroom 2: 11'2" x 8'4" (3.4m x 2.5m)

Kitchen
**Product Information**

**University Apartments**

**Kitchen Countertop**
- Manufacturer: Wilsonart Countertops
- Product: Laminate Countertop
- Finish: Brazilian Topaz
- Model #: 4584-7
- List Price: $3.00 per sq.ft
- Contact Information: 800-433-3222

**Bathroom Countertop**
- Manufacturer: Corian
- Product: 300 Series Single Bathroom Vanity Top and Bowls
- Finish: Savannah
- List Price: $4.00 per sq.ft
- Contact Information: www.corian.com
CARPET
• Manufacturer: Shaw
• Product: Monaco Bay
• Finish: Melted Butter
• Model #: 52G58
• List Price: $2.00-2.49 per/sq. ft
• Contact Information: www.shawfloors.com

KITCHEN FLOOR
• Manufacturer: Shaw
• Product: Natural Values Collection
• Finish: Mt. McKinley Oak
• Model #: SL224
• List Price: $2.00-2.49 per/sq.ft
• Contact Information: www.shawfloors.com

BATHROOM FLOOR
• Manufacturer: Shaw
• Product: Rodeo 13”x13”
• Finish: Ivory, grout: eggshell
• Model #: CS807
• List Price: $2.00-2.49 per/sq.ft
• Contact Information: www.shawfloors.com
University Apartments

Paint
• Manufacturer: Valspar
• Product: Matte Paint
• Finish: Belle Grove Flamestitch Red
• Contact Information: Lowes Hardware

Paint
• Manufacturer: Valspar
• Product: Matte Paint
• Finish: La Fonda Plaza Green
• Contact Information: Lowes Hardware

Paint
• Manufacturer: Valspar
• Product: Matte Paint
• Finish: Oatlands Subtle Taupe
• Contact Information: Lowes Hardware

Paint
• Manufacturer: Valspar
• Product: Matte Paint
• Finish: Woodlawn Valley HAze
• Contact Information: Lowes Hardware

Paint
• Manufacturer: Valspar
• Product: Matte Paint
• Finish: Woodrow Wilson Presidential White
• Finish: Woodlawn Dewkist
• Contact Information: Lowes Hardware
Bathroom Faucet
- Manufacturer: Kohler
- Product: Denonshire Centerset Lavatory Faucet
- Finish: Polished Chrome
- Model #: K-393-N4-CP
- List Price: $139.00
- Contact Information: www.kohler.com

Bathroom Light
- Manufacturer: Designers Fountain
- Product: Astoria 3-Light Bath Strip
- Finish: Polished Chrome
- Model #: 6453-CH
- List Price: $164.00/currently $98.55
- Contact Information: www.lampusa.com
Refrigerator
- Manufacturer: GE
- Product: GE Energy Star 16.6 cu. ft Top-Freezer
- Finish: Black
- Model #: GTH17JBXBB
- List Price: $679.00
- Contact Information: 800-626-2005

Range
- Manufacturer: GE
- Product: GE 30” Free-standing electric range
- Finish: Black
- Model #: JBS55DMBB
- List Price: $499.00
- Contact Information: 800-626-2005

Kitchen Faucet
- Manufacturer: Kohler
- Product: Forte Single-control kitchen sink faucet with sidespray in esutcheon and lever handle
- Finish: Polished Chrom
- Model #: K-10413-CP
- List Price: $161.30
- Contact Information: www.kohler.com
APPENDIX D:
FINISH AND PRODUCT BOARDS
University Apartments

Finishes

Kitchen Floor

Bathroom Floor

Bedroom & Living Room Floor

Kitchen Countertop

Bathroom Countertop

Paint Options
Products

Refridgerator

Electric Range

Kitchen Faucet

Bathroom Light

Bath room Faucet
Dear Ms. Kleinschmidt,

I am an RPM graduate student planning to do a creative project focusing on student housing. My idea is to see what the students at the University Apartments like and don't like about their apartments and then remodel the apartments to the responses I receive. I would like to have the help of University Apartments to make this a great project. Any help will be greatly appreciated.

Let me know your thoughts. I look forward to hearing from you.

Thank you.

--
Michelle Schemine
RPMA Social Chair
Ball State University
Hi Michelle,

Thank for your email and interest in UA! I always love when RPM students take an interest in what's right on campus! I think what would be helpful is if you could give me some more specifics in terms of the project scope, timeline, faculty instructor/contact, and what you would need for the project. I'm not sure how you would like to approach getting information from residents, but sometimes for academic projects (depending on what kind of information/research you will be doing), you may need to get approval from IRB if it's more in-depth. However, we complete a Quality of Life survey every other year (this coming year we will conduct another), and some information may be gleaned from that.

In addition, I am going on my second year in my role here, and we've made a number of changes for process, and procedures, as well as we've already remodeled our show apartment. I assume the project is just proposals, but I'm unsure that you would actually be able to make any physical changes to the apartment at this time.

Just let me know some more specifics for what you might need, and I'd be happy to help as I can. In addition, I should be up front that I request to see the project before it is turned in and complete. I do this to protect the integrity and privacy of our residents, as this is my first and foremost concern. I'm sure it's not any complication, but I know that some people appreciate to know this before going into a project.

I look forward to hearing from you, and hope you have a good Friday!

HTK

Holly Titus Kleinschmidt  
Assistant Director for Housing and Residence Life  
Ball State University Apartments  
3460 N. Tillotson  
Muncie, IN 47304  
765-285-5095 -- office  
765-285-2465 -- fax  
Strengths: Strategic - Input - Activator - Futuristic - Adaptability
Hi Holly,

Thank you for getting back to me. The project will include either a survey or focus group of students who live or are looking to live at University Apartments and seeing what they want out of their apartment (dishwasher, large closets, on-site laundry). Then from the use of the students' responses I would design an apartment that meets what they are looking for. This would be a proposal design. My goal is to have this all completed so I can graduate in July. I have asked Dr. Earhart to be my advisor for the project. I have already done the training quiz through the IRB and if the survey is the route I take it would still have to be approved I believe by the IRB.

I would be happy to have you look over the project before I turn it in. I look forward to hearing from you.

- Show quoted text -

Michelle Schemine

RPMA Social Chair
Ball State University

Hi Holly,

I was just wanted to see if it was still alright for me to University Apartments as part of my creative project. I would like to have my topic approval form signed by the end of the week. If you could let me know as soon as possible that would be wonderful.
Hi Michelle,

Sorry it’s taken me longer than usual to respond; I have no staff (as I’m the only full time employed besides our office coordinator), so it keeps me on my toes during our busiest time!

I’ll just need a copy of the survey before I’m able to approve it or not. It shouldn’t be a problem, although with our number of move outs I’m not sure how many residents we’ll have around. Let’s set up a time to meet to go over the project in person. I’m participating in orientation presentations this week, and on vacation next week, but what does your Early July look like? Maybe July 2?

HTK

Hi Holly,

Thank you for getting back with me. You had mentioned that you have residents complete a survey every other year and that one was being given this year. Do you think it would be possible that I could use the information from that survey instead of coming up with a new survey?

As of right now I should be free around July 2nd. I have not received my work schedule for that week yet, but when I do I will let you know when I am free.

Hi Michelle,

Why don’t we plan for sometime in the afternoon of July 2. Say…3:00 PM? I don’t know that the results will be very relevant for you as it was conducted a few years back (we’re due for a new one this year) and quite a few things have changed, but I’d be happy to share some results. I do think it would be helpful to have some focus groups as well.

Will that time work for you?
Hi Holly,

As of right now that time works, but it could change because I may be scheduled to work that day. Could you provide me with some basic information about University Apartments. When was University Apartments built, how many units are there, what is the occupancy, and what is the unit break down at both properties? If you could let me know by tomorrow that would be wonderful.

Thanks.

Hi Holly,

Here is my topic approval description of my project. Before we meet maybe start thinking of a budget and the areas that need the most improvement. This will help a ton when we start meeting.

Thanks.
Hi Michelle,

Thanks for your email! Sorry; between me and my family all being sick this week, just getting into the office this afternoon. I think this looks good, and I can share with you some of the things we’ve already started on. First things that come to mind that I would love to tackle would actually be some of the outdoor rec area spaces (thoughts for low-budget improvements). We’ve done things in the past year I’ve been here has been:

- allow students to paint their own neutral colors as long as it’s painted back
- replaced vinyl privacy fencing
- add carpet and update counters/kitchens
- added 12 “one bedroom” townhouses (converting second bedroom to laundry room with washer and dryer)—on a side note, we can only do these in phase 3 apartments due to construction style (cinderblock vs/ drywall)
- roofing, painting, window replacement
- remodel show room to highlight
- purchase new contemporary furniture for furnished apartments from Foliot (foliot.com)
- Scheduled to occur: update and redesign Anthony interior walkways in 2/3 stories

We are also anticipating having 100% occupancy this year, despite being in the 70’s and 80 %’s last year, so we hope these and other improvements we’ve been making have shown.

Looking forward to seeing you. I believe the last time we left of of playing it by ear for July 2 meeting depending on your work schedule. I will be on vacation from June 14-June 30, just as an FYI.

HTK
Hi Holly,

Sorry it has taken a while to get back to you. I will not be able to meet on the 2nd of July. Would the 3rd of July work? I am free the entire day. The project has been approved by the grad school. I look forward to working with you on my project.
Holly,

Here are some of the things that I have come up with so far. I have included websites so you can see the finishes.

If we are going to meet to discuss any of the project it needs to happen between now and the July 30th. I move to Maryland on the 31st. I would also like pictures of the interior areas that we are working with. I don't know enough about fencing, roofing, windows, or painting the exterior so I can not assist with that.

I hope to you from you soon.

allow students to paint their own neutral colors as long as it’s painted back

How many color options would you like to give the students: four colors? six colors?

replaced vinyl privacy fencing

add carpet and update counters/kitchens

For flooring in the kitchens I am not sure what kind of flooring you would like exactly. I think sheet vinyl would work. I liked Mohawk Group Sheet Vinyl FlorEver Plus in Cocoa


For the counters I would go with a laminate. Wilsonart has a wide selection of colors and styles.

Here is example of the different laminates they have: http://samples.wilsonart.com/c-75-brown.aspx?pagenum=1

Carpet for the apartments I would go with a carpet with texture. ShawFloors has a carpet that I think would work. It has texture, is a stainmaster, and has neutral colors. http://www.shawfloors.com/carpet-Details/Residential/Stain_Resistance_Stainmaster/Ag_Twice_As_Nice-Fireside_Reading

added 12 “one bedroom” townhouses (converting second bedroom to laundry room with washer and dryer)—on a side note, we can only do these in phase 3 apartments due to construction style (cinderblock vs/ drywall)

roofing, painting, window replacement

remodel show room to highlight

Do you just need new furniture and accessories? Or make the show room look like an updated apartment?

purchase new contemporary furniture for furnished apartments from Foliot (foliot.com)

When I looked at the Foliot website I like the Soho collection. I thought it was a good mix of what the students like.


I was think the Shale Taupe and Black Night would be good together.
Holly,

Here are the finish and product boards. These boards are showing the floor plans of Anthony Apartments, the finishes I think that would work not only for durability and appearance, but in price. If you have any suggestions on how to improve please let me know. I will send you the information on the products later this evening, along with the first three chapters of the paper.

I am sorry I missed the meeting in July. I hope that this information is helpful.

Hello Michelle,

Thanks for sharing your project and product information.

I do have a few items of feedback, but mostly from the academic perspective.

· There is quite extensive research and field study surveys on what college students prefer, like, and facilities conducive to promoting community. Many great resources can be found through ACUHO-I (Association of College and University Housing Officers-International). You may also find the 21st Century Project timely and academically useful in discerning student need, trends, and new construction for college student housing and apartments.

· While there is a finite amount of residential space in the residence halls for undergraduate students, there is an ample amount of research and psychosocial theory that also supports that students chose to move off campus, and are attracted to other non-traditional residence hall communities based on developmental needs as well (i.e. interdependence, developing autonomy, becoming independent, etc.), not just due to lack of space and amenities. The Journal of College Student Development as well as The Talking Stick, and Journal of College and University Student Housing.

Lastly, I realize that you had limited time during the summer to meet, as did I; however, I’d be happy to help with what other information you need.

Love the floors and fixtures and appliances! I realize that it’s quite a challenge to do so much with such a little budget, but I like what you have picked out!

HTK
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Strengths:  Strategic - Input - Learner - Futuristic - Adaptability
Hello Holly,

Thank you for your suggestions of other sources that can use for my project. I have briefly looked at them, but have started to get busy at my job. I was wondering if University Apartments had a logo that I could use on the finish and product boards? The logo of Charlie is used primarily for sports. If there is not a logo available I will see if I am able to use the logo of Benny.

I will be in touch and thank you for your help.

Hi Michelle,

Attached is the logo we use. Being part of BSU gives us an advantage, but also limits us on the ‘creative license’ for our logos. Here’s our ‘official’ logo. J Hope your job is going well this semester, and let me know what else you might need!

HTK

Hi Holly,

Thank you for the logo. Do I need to go through the university to make sure it is ok for me to use it? Or because you have provided it for me that it is ok to use? Also, when discussing your two bedroom apartments at Anthony Apartments do you have different names for them or is it just two bedroom apartment style A and B. One last thing. Could you provide me with the occupancy % and rent prices at Anthony Apartments over the last five years?

Thank you for all your help.