Campus Master Plan and Implementation Plan

*BGSU Board of Trustees: October 14, 2011*
Agenda

Review of Recent Accomplishments

Major Phase One Initiatives

» Regeneration of the Academic Core
  » Renovations, new construction, remediation and modernization, classroom readiness

» Landscape Master Plan/Gateways/Wayfinding

» Residence Life Planning Initiatives

» Relocations/Enabling Projects/Infrastructure

Next Steps
Review of Recent Accomplishments
Stroh Center
Neighborhood Transformation – South Library Quad
Centennial Residence Hall – Carillon Place Dining Center
Neighborhood Transformation – Northwest
Falcon Heights Residence Hall
The Oaks Dining Center
Other Projects:
• Ridge Street/Willard
• Central Chiller
• Learning Commons
Energy Conservation Measures

**ECM - 1:**
- Controls
- Building automation system architecture
- Retro commissioning
- Functional testing
- Heat plant upgrade

**ECM – 2:**
- Interior lighting replacement
- Exterior lighting replacement
- Lighting controls
Wolfe Center – Collaborative Arts
Major Phase One Initiatives

» Regeneration of the Academic Core
   » Renovations, new construction, remediation and modernization, classroom readiness

» Landscape Master Plan/Gateways/Wayfinding

» Residence Life Planning Initiatives

» Relocations/Enabling Projects/Infrastructure
Campus Investment Strategy

1. Tough-minded prioritization
2. Greatest impact from investments
3. Touch the greatest number of students particularly 1st and 2nd year

1. West Hall, Family Consumer Sciences, Administration
   Very high remediation to replacement cost.

2. Education Building
   Very high remediation to replacement cost. Consider relocation as part of investment in adjacent academic core buildings.

3. Memorial Hall
   Defer near term investment until justified by growth of enrollment and revenue.

   Defer large scale investment until justified by growth and revenue by moving selected academic program to Traditions Buildings; continue targeted upgrades where justified by need and funding availability.

5. Traditions Buildings
   Use investment in Traditions Buildings to improve academic space inventory and avoid cost in other buildings

6. Academic “engine” buildings
   Invest in collaborative teaching and learning environment in these heavily used buildings.
Moseley Hall –
Universal Introductory Teaching Lab

24 Students; 55SF/seat

- Flexible plan accommodates introductory sciences
- Open table/chair and studio seating in center
- Wet bench seating at perimeter allows open seating in center
- Can accommodate classroom sections as well as lab sections

33’ x 40’ Module

28’ x 40’ Module

Moseley Hall
- Constructed 1916 as Science and Agriculture Building
- 3 Stories; 14’ floor-floor heights
- Masonry bearing wall construction
Traditions Buildings

University Hall

Hanna Hall

South Hall
Campus Activation - New College of Business Administration
Campus Activation –
Redeployment of College of Education
Re-location Options
Health and Wellness Across the Lifespan
Landscape Master Plan
Opportunities – Gateways, Edges, Wayfinding
Landscape Master Plan
Opportunities – Create Memorable Districts
Landscape Master Plan
Opportunities –
Memorable Spaces

Northwest –
Linking Sub-Districts

Traditions Gateway
Residence Life Planning

Replacement Greek Housing

» Phase 1 – Confirm need and evaluate program – COMPLETE

» Phase 2 – Detailed study of need
  » Demand
  » Site analysis and options
  » Space planning and programming
  » Concept designs
  » Financial feasibility
  » Project financing

» Phase 3 - Implementation

Phase Two – Residence Halls

» Equilibrium number of university beds

» Plan for future of current residence halls
  » Renovations
  » Future demolitions
  » Future de-commissioning

» Plan for next new residence hall(s)

» Future upgrades to dining facilities
Selected Relocations/Enabling Projects/Infrastructure

Relocations and enabling projects
» Relocation of Park Avenue Warehouse occupants
» Consolidation of Architecture program
» Relocation of Administration Building occupants
» Relocation of student services from Math/Science
» Relocation of occupants of Education Building, West Hall, Family & Consumer Science

Infrastructure
» Tunnels repairs: Science, McFall/Founders, South Library, Eppler

Demolitions
» Administration Building, Education, West Hall, Family and Consumer Science
Next Steps

» Project Planning and Programming Scope:
  Fall 2011 – Fall 2012

» Projects
  » Moseley Hall undergraduate science teaching labs
  » Remaining Traditions Buildings (UH, Hanna, South)
  » Replacement for CBA
  » Renovation of North Academic Core (current CBA, Olscamp, Eppler)
  » Remediation and modernization
  » Classroom readiness
  » Site improvements
  » Demolitions (Admin, West, F&CS)
  » Enabling projects

» Professional Services
  » Space plans and programs
  » Initial phases of design
  » Cost estimates
  » Project phasing plans
  » Financing plans and timelines
  » Materials for fund raising

Preliminary Phasing

Step 1
Step 2
Step 3
Step 4
### Estimated Project Costs*

<table>
<thead>
<tr>
<th>Project</th>
<th>Project Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Moseley Hall (undergrad science teaching labs)</td>
<td>$ 6,000,000</td>
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<tr>
<td>Traditions Buildings (UH, Hanna, South)</td>
<td>$ 63,000,000</td>
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<tr>
<td>New College of Business Administration</td>
<td>$ 30,000,000</td>
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<td>North Academic Core (current CBA, Olscamp, Eppler)</td>
<td>$ 29,000,000</td>
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<tr>
<td>Remediation/modernization</td>
<td>$ 35,000,000</td>
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<tr>
<td>Classroom readiness</td>
<td>$ 7,000,000</td>
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<tr>
<td>Site improvements</td>
<td>$ 15,000,000</td>
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<tr>
<td>Demolitions (Admin, West Hall, FCS)</td>
<td>$ 2,000,000</td>
</tr>
<tr>
<td>Enabling projects (to be determined)</td>
<td>$ TBD</td>
</tr>
</tbody>
</table>

Total (not including enabling projects) $ 187,000,000

*Estimates are based on Master Plan

$170 million of direct impact on academic mission
Total Funding Sources

Phase One Master Plan Completion:
- State capital funds: $10 - $20 million*
- Private donor funds: $45 - $50 million**
- Bond financed: $125 - $130 million
- Bond financed: $180 - $200 million

Greek Housing/Phase Two Residence Halls
- Total and Source TBD

Firelands – Allied Health Building
- Total TBD
- Source to include State funds, private donors, and bond funding

Bowling Green campus infrastructure
- $60 million estimate
- Source – primarily State Basic Renovation funds and inclusion with other capital projects

*Pending future State capital bill(s): more than $10 million in hand
**25% of projected project cost
Request for Approval

Based on preliminary cost estimates developed for the Academic Core Redevelopment plan during the Campus Master Plan work, the proposed fees are as follows:

- Planning and programming* $7,293,000
- Concept, Schematic design, DD, CD** $2,636,800
  Total $9,929,800

Funding source: Existing State Capital Project Funds

* Includes Executive A/E, Executive CM, and Programming Consultant
** Includes Assoc. A/E, Assoc. CM
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