Condensed Re-Cap of Campus Master Plan and 5 – 7 Year Implementation Plan

BGSU Board of Trustees: May 3, 2012
Agenda

Review of Master Plan History
  Context and Vision
  Foundational studies and analyses
  Recent accomplishments

Major 5-7 Year 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

Estimated Project Costs and Funding Sources

Financing Approach
Master Plan Context

» The Master Plan is one of several major planning initiatives undertaken within the last 3+ years to address institutional issues and critical needs: University strategy, academic re-structuring, declining enrollment, building conditions, outdated residence and dining halls, and budget pressures.

» Minimal investment in buildings and infrastructure has created very significant deferred maintenance concerns, an issue that will persist for some years as BGSU targets capital spending to address erosion of its physical assets (40% of BGSU’s buildings are 40 years of age or older).

» This Plan has been approved by the BGSU Board to provide an overall logic to capital spending. It aligns physical development of the campus with University strategy, academic initiatives and other priorities so that capital deployment can achieve the highest possible impact.

» The recently completed phase of campus development (over $200 million) represented the largest building program in the University’s history. Additional bold and exciting developments are recommended, with greater emphasis on the academic core. Future success will depend on BGSU’s ability to access new sources of capital (for example, through new capital campaigns), focus spending on identified priority needs driven by University strategy, and adopt best practices in managing physical assets.
Enabling BGSU’s Vision of a Premier Learning Community

» Advance a campus vision that realizes BGSU’s strategic academic goals through the integration of a compelling campus plan, an enlightened insight into the next generation teaching and learning environment, and an implementation road map that is paced with the institution’s capital capacity and aligned with well-defined facility and infrastructure needs.

» Driven by “tough-minded” prioritization of needs in an environment characterized by uncertain capital availability.

» Reach the greatest number of students possible – particularly during their first two years - by focusing on sweeping enhancements to teaching and learning spaces in the academic heart, and demonstrable improvements to student life facilities.

» Realistic and achievable phase one initiatives that address BGSU’s current challenges in the most practical and cost-effective way possible, yet provides flexibility for the attainment of a bold campus vision over time as capital availability becomes more certain and enrollment stabilizes.
Academic Core and Other Campus Developments

Campus Master Plan

**Academic Core**
- Moseley Hall
- University Hall
- Hanna Hall
- South Hall
- New College of Business Administration
- North Academic Core Renovations
- Remediation/Modernization
- Classroom Readiness
- Site Improvements
- Enabling Projects
- Demolitions

**Other Campus Developments**
- Greek Housing
- Residence Halls – next phase
- Student Recreation Center
- Student Health Center
- Science strategy
- Library
- McDonald Residence Hall renovation
- Stadium Repair
- Ice Arena
- Student Athlete Academic Center
- Campus Infrastructure
- Energy Conservation
- Exterior Improvements
- BCI

* Note: College of Health and Human Services – initiated in 2000
  Consolidation of Architecture Program – discussions in 2004

Critical for recruitment and retention
# Foundational Studies and Campus Master Plan Process

**Master Plan Start – Spring 2009**

<table>
<thead>
<tr>
<th>2008</th>
<th>2009</th>
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<th>2012</th>
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<tbody>
<tr>
<td>Energy Conservation Master Plan</td>
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<td>Infrastructure Master Plan</td>
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<td>Traditions Quadrangle Study</td>
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<td>Residence Life and Dining Services Master Plan</td>
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<td>Master Plan Facility Analysis And Space Program</td>
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<td>Master Plan Approval</td>
<td>June 2010</td>
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<td>Campus Organization Learning Neighborhoods</td>
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Foundational Studies – Energy Conservation Master Plan - 2008

- Lighting Retrofit
- Temperature Setbacks
- VAV/Mechanical
- Lab Retrofit/Heating Plant
Foundational Studies – Infrastructure Master Plan - 2009
Comprehensive evaluation of building conditions
Assessment for long-term adaptive re-use
High level concepts for long-term use
Cost estimates
Foundational Studies – Residence Life and Dining
Services Master Plan - 2009

- Analysis of current costs, competition, student preferences
- Recommendations for two phases of development:
  - New and replacement housing and dining
- Coordination with campus master plan for site recommendations

Phase 1:
- 1300 new beds – freshmen and suite-style
- Renovations of existing residence halls (McDonald, Kreischer, Offenhauer, Kohl)
- 2 new dining facilities (Oaks, Carillon Place)
- Upgrades of existing dining facilities (Falcon’s Nest, Sundial, Founders)
- Greek Housing – initial planning

Phase 2:
- Greek Housing – completion of plan and implementation
- Evaluation of apartments (provided through Falcon Landing in Phase 1)
- Future phase residence halls – meet bed target and replace specialized housing (example, Honors housing)
- Phase out of older residence halls (Harshman)
Foundational Studies – Master Plan Facility Analysis and Space Program – 2009/2010

• Comprehensive evaluation of building conditions
• Color-coded synthesis and cost estimates for renovation and improvement ($400 - $500 million of capital need)
• Space use analysis and master plan space model that supported recommendations for more efficient use of facilities, elimination of unnecessary square footage and demolition of outdated buildings
Foundational Studies - Campus Organization – 2009/2010

• Forge connections west between the campus and the City of Bowling Green
• Modulate scale and intimacy through creation of campus sub-districts
• Anchor and link sub-districts with major green spaces

1. The BGSU core campus is a string of interconnected districts, each of which centers around a memorable green space.

2. Each main green space should have well defined edges, clear path/connections to adjacent districts and direct entry to primary building destinations.

3. Diversity adds life: the character of each district can be enhanced through the interaction of multiple campus functions – *academic*, *residence*, *student life*.
Review of Selected Recent Accomplishments
Major Campus Master Plan Initiatives: Next 5 – 7 Years

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

» Landscape Master Plan/Gateways/Wayfinding

» Residence Life Planning Initiatives
  » Greek Housing
  » Next phase of residence hall development

» Relocations/Enabling Projects/Infrastructure
**Academic Core Investment Strategy**

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

2. **West Hall, Family Consumer Sciences, Administration**
   - Very high remediation to replacement cost.

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

4. **Memorial Hall**
   - Defer near term investment until justified by growth of enrollment and revenue.

5. **Math, Science & Technology Buildings**
   - 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.

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

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

- 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

24 Students; 55SF/seat

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

classrooms

collaborative

office
Campus Activation - New College of Business Administration
Campus Activation –
Redeployment of College of Education
and Human Development
Re-location Options
Health and Wellness Across the Lifespan - On Hold
Landscape Master Plan
Opportunities – Gateways, Edges, Wayfinding
Landscape Master Plan
Opportunities – Create
Memorable Districts
and Experiences
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
» Relocation of Administration Building occupants
» Relocation of Student Services from Math/Science
» Relocation of occupants of Education Building, West Hall, Family & Consumer Sciences
» 40+ individual moves currently being evaluated

Infrastructure

» Tunnel(s) repairs: Science, McFall/Founders, South Library, Eppler

Demolitions

» Administration Building, Education, West Hall, Family and Consumer Sciences
**Next Steps – Project Planning and Programming**

**Professional Services**

Program Manager – Jones Lang LaSalle

» Project oversight, advise on project delivery approach, accounting, overall cost and schedule control, budget monitoring, etc.

Construction Manager – 2 finalists

» Prepare project cost estimates, phasing scenarios, individual project schedules, life cycle cost reviews, constructability and value engineering, coordinate and monitor construction activity.

Executive Architect/Engineer – Final presentations on May 23

» Space programming and planning, engineering standards and approaches, develop concept designs, oversee design efforts on individual building projects, prepare images for fund-raising.
## Academic Core - Estimated Project Costs*

<table>
<thead>
<tr>
<th>Project</th>
<th>Project Cost</th>
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<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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<tr>
<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>
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<tr>
<td>Enabling projects (to be determined)</td>
<td><strong>TBD</strong></td>
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<tr>
<td><strong>Total (not including enabling projects)</strong></td>
<td><strong>$ 187,000,000</strong></td>
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*Estimates are based on Master Plan

$170 million of direct impact on academic mission
## Academic Core – Master Plan

### TOTAL FUNDING SOURCES

<table>
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<tr>
<th>Source</th>
<th>Amount Range</th>
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<tbody>
<tr>
<td>State Capital Funds* (thru FY13-14 biennium)</td>
<td>$10 – $20 million</td>
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<tr>
<td>Private Donor Funds</td>
<td>$45 – $50 million</td>
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<tr>
<td>Long-term Bond Financed</td>
<td>$125 – $130 million</td>
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<tr>
<td><strong>Total – All Sources</strong></td>
<td><strong>$180 – $200 million</strong></td>
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*For spend down purposes assume $200 million*

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*Note: Additional state capital funds provided beyond FY 13-14 biennium have not been considered in funding available and could reduce the amount of borrowed funds required.*