Summary of Campus Master Plan and Implementation Update for Next 5-7 Years

BGSU - 2012 Chairs & Directors Retreat
Agenda

Review of Master Plan History
   Context and Vision
   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 and Student Life Initiatives
      » Residence Halls, Greek Housing, Student Health Center, Student Rec Center
   » Relocations/Enabling Projects/Infrastructure

Project Organization and Execution
**Master Plan Objectives**

Master Plan for Bowling Green campus approved by Board of Trustees in June 2010. Faculty participation included: Steering Committee, Space Planning Working Group, Building Investment Task Force.

1. Time frame will be 15 years with a detailed 7-year phase 1 implementation plan.

2. Phased in accordance with BGSU’s financial capabilities.

3. Aligned with enrollment plans, academic strategy, student life needs

4. Creates an energized campus, regenerated campus core, and enhanced student experience

5. Driven by an implementation plan that aligns the phased implementation of the master plan with the institution’s financial capabilities.
Master Plan Context

» One of several major planning initiatives underway at BGSU:
  » Strategic Plan
  » Academic re-structuring
  » Enrollment growth and retention
  » Re-investment in campus environment

» Helps address long-standing deferred maintenance needs
  » *40% of BGSU’s buildings are 40 years of age or older*

» Provides an overall logic to capital spending

» Focus of next phase is on the academic core
Building Analysis - Summary

Nearly $500 million of capital need!
Enabling BGSU’s Vision of a Premier Learning Community

» Advance a compelling campus vision
  » Next generation teaching and learning environment
  » Aligned with well-defined facility and infrastructure needs

» Driven by “tough-minded” prioritization of needs

» Reach the greatest number of students possible by focusing on sweeping enhancements to teaching and learning spaces in the academic heart, and demonstrable improvements to student life facilities
  » Focus on first and second year experience

» Promotes more efficient use of space

» Enables the demolition of obsolete buildings with no long term strategic value – almost 200,000 square feet
# Foundational Studies and Campus Master Plan Process

**Master Plan Start – Spring 2009**

<table>
<thead>
<tr>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
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</thead>
<tbody>
<tr>
<td>Energy Conservation Master Plan</td>
<td>Infrastructure Master Plan</td>
<td>Traditions Quadrangle Study</td>
<td>Landscape, Civic Structure, Site Infrastructure, Signage and Wayfinding</td>
<td>Greek Housing Study</td>
</tr>
<tr>
<td>Residence Life and Dining Services Master Plan</td>
<td>Master Plan Facility Analysis And Space Program</td>
<td>Campus Organization Learning Neighborhoods</td>
<td>Master Plan Approval June 2010</td>
<td>Executive Team Selection</td>
</tr>
</tbody>
</table>
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
Big Ideas - Campus Organization

- 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
Review of Selected Recent Accomplishments
Regeneration of the Academic Core
   » Renovations, new construction, remediation and modernization, classroom readiness

Landscape Master Plan/Gateways/Wayfinding

Student Life Planning Initiatives
   » Greek housing, next phase of residence hall development
   » Student health center, student recreation center

Relocations/Enabling Projects/Infrastructure
Campus Investment Strategy

1. Traditions Buildings
2. North Campus Core - Academic “engine” buildings
3. Math, Science & Technology
4. West Hall, Family Consumer Sciences, Administration
5. Education Building
6. Memorial Hall

- \(\text{Invest} \) $\)
- \(\text{Science Strategy} \)
- \(\text{Vacate/Demolish} \)

Academic Core
Traditions Buildings

Moseley Hall

University Hall

Hanna Hall

South Hall

classrooms

 colaborative

 office
Campus Activation - New College of Business Administration
Campus Activation – Redeployment of College of Education and Human Development Re-location Options
Campus Activation – North Academic Core – Adaptive Re-Use of Eppler Hall
Health and Wellness Across the Lifespan
Landscape Master Plan
Opportunities – Gateways, Edges, Wayfinding
Landscape Master Plan
Opportunities – Create
Memorable Districts
and Experiences
Continued Emphasis on Residence Life

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)
Continued Emphasis on Student Life – Student Health Center

Site Options Study

The Opportunity
• Pair on-campus investment with off-campus investment
• Improve first impression and arrival
• Collaborate with local health care partner
• Develop highly visible and accessible site
Continued Emphasis on Student Life – Student Recreation Center
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

Major Demolitions
» Administration Building, Education, West Hall, Family and Consumer Sciences, possibly other buildings
Next Steps – Project Planning and Programming

Executive Team - Professional Services

Program Manager – Jones Lang LaSalle

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

Executive 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.
Project Organization and Execution

Multiple Sets of Projects

- Academic Core
  - Traditions Buildings
  - Mosely Hall
  - Eppler/Olscamp/CBA
  - New College of Business Admin.
- Campus Planning
  - Site Presence & Placemaking
  - Landscape Strategy
- Infrastructure
  - Campus Infrastructure Improvements
- Building Stewardship
  - Remediation of remainder of buildings
- Logistics
  - Relocations & space re-allocation
  - Building Demolition

Executive Team Role

1. Facilitate Education Transformation visioning process
2. Lead workgroup-based Planning, Programming & Concept Design process
3. Establish & maintain Scope and Budget alignment
4. Establish project definition and Phasing strategy; monitor execution
Master Plan Organization - Preliminary

- Senior Leadership Team
- Executive Planning Team (BGSU, JLL, PE, LC)
- Communications
- Academic Advisory Group
  - Space Model Team
  - "What do we Have?"
- Academic Planning Team
  - Visioning Team
  - "What do we Need?"
- Steering Committee
  - Evaluation & Validation
- Implementation Team
  - Campus Classroom Readiness
  - Project Delivery Teams
  - Project User Groups

Individual Projects
Project Organization and Execution

Aligning Strategy and Scope
Project Organization and Execution – Next Steps

» Project organization

» Integration with Landscape Plan, Greek Housing

» Mission-wide space model

» Planning for early release projects

» Next 12 – 24 months: energy modeling, planning and visioning with academic advisory participants, teaching space prototypes, phasing and budgeting strategies, programming and concept design for implementation projects
Summary of Campus Master Plan and Implementation Update for Next 5-7 Years

BGSU - 2012 Chairs & Directors Retreat
### 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>
</tr>
<tr>
<td>New College of Business Administration</td>
<td>$30,000,000</td>
</tr>
<tr>
<td>North Academic Core (current CBA, Olscamp, Eppler)</td>
<td>$29,000,000</td>
</tr>
<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>
</tr>
<tr>
<td>Demolitions (Admin, West Hall, FCS)</td>
<td>$2,000,000</td>
</tr>
<tr>
<td>Enabling projects (to be determined)</td>
<td><strong>TBD</strong></td>
</tr>
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</table>

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

*Estimates are based on Master Plan

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

## TOTAL FUNDING SOURCES

<table>
<thead>
<tr>
<th>Source</th>
<th>Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Capital Funds* (thru FY13-14 biennium)</td>
<td>$10 – $20 million</td>
</tr>
<tr>
<td>Private Donor Funds</td>
<td>$45 – $50 million</td>
</tr>
<tr>
<td>Long-term Bond Financed</td>
<td>$125 – $130 million</td>
</tr>
</tbody>
</table>

**Total – All Sources**

$180 – $200 million

*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.*
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.
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