Replacement Greek Housing

Project Update

BGSU Board of Trustees

May 4, 2012
Phase II Outcomes To-Date

• Hosted constituent meetings/conversations with local alumni and national staff/volunteers

• Launched a comprehensive website presence and Facebook page for the project and advertised them via an email blast

• Developed initial recommendations concerning beds and common space allocations as well as the corresponding prototypes that could accommodate those options
Objectives – Spring/Summer 2012

• Meet Board expectations for a review of options at the planned work session in June.

• Prepare 6-7 housing prototypes with sample floor plans.

• Propose Phase One and Phase Two developments – with approximate bed ranges for each.

• Prepare “order of magnitude” cost estimates that can be used to calculate possible rental ranges (including fees).

• Review the above with the Greek Core Team and constituent groups.

• Solicit preferences for housing prototypes, based on the above, among key stakeholders: chapter officers, alumni, advisors.

• Prepare massing and density studies on sites that have been identified.
BGSU Replacement Greek Housing
Correlation of Chapter Size to Bed Capacity, Common Space, Product Type

<table>
<thead>
<tr>
<th>Organization Size</th>
<th>No. of Chapters</th>
<th>Current Members</th>
<th>Bed Capacity Range</th>
<th>Chapter Room Size (sf)</th>
<th>Applicable Product Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large Organizations</td>
<td>10</td>
<td>61 - 75</td>
<td>16 - 26</td>
<td>1,000-1,500</td>
<td>Detached/Stand-Alone House; Residence Hall Style</td>
</tr>
<tr>
<td>Medium Organizations</td>
<td>4</td>
<td>51 - 59</td>
<td>12 - 18</td>
<td>750</td>
<td>Detached/Stand-Alone House; Residence Hall Style</td>
</tr>
<tr>
<td>Small Organizations</td>
<td>15</td>
<td>20 - 43</td>
<td>8 - 12</td>
<td>500</td>
<td>Detached/Stand-Alone House; Residence Hall Style</td>
</tr>
<tr>
<td>Very Small Organizations</td>
<td>9</td>
<td>8 - 19</td>
<td>3</td>
<td>200 - 250</td>
<td>Townhome Units; Beds in Founders Hall</td>
</tr>
<tr>
<td>Smallest Organizations</td>
<td>4</td>
<td>1 - 5</td>
<td>N/A</td>
<td>200 - 250</td>
<td>Beds in Founders Hall</td>
</tr>
<tr>
<td>TOTALS</td>
<td>42</td>
<td>1 - 75</td>
<td>3 - 26</td>
<td>200 - 1,500</td>
<td></td>
</tr>
</tbody>
</table>

- Based on consultants’ experience, bed ranges appropriate to chapter size have been prepared. Ranges should accommodate chapter needs, fluctuations in membership over the life of the buildings, and financial risk.
- Chapter room sizes and other components of the space program are based on member needs.
- Where possible, at least two housing types are recommended for consideration for each size of Greek organization. Depending on the chapter, some housing types may not prove financially viable over the life of the building (due to the financial strength of the chapter and fluctuations in membership).
Greek Housing Prototype – Preliminary
Detached/Stand Alone House: Small

Level 1: 2,150 SF
Level 2: 2,000 SF
Total SF: 4,150 SF
346 SF/Bed

Single Bedrooms: 4
Double Bedrooms: 4
Total Beds: 12
Greek Housing Prototype – Preliminary
Detached/Stand Alone House: Medium

Level 1: 3,240 SF
Level 2: 2,800 SF
Total SF: 6,040 SF
335 SF/Bed

Single Bedrooms: 6
Double Bedrooms: 6
Total Beds: 18
Greek Housing Prototype – Preliminary
Detached/Stand Alone House: Large

Level 1: 3,730 SF
Level 2: 2,800 SF
Level 3: 2,240 SF
Total SF: 8,770 SF
337 SF/Bed

Single Bedrooms: 6
Double Bedrooms: 10
Total Beds: 26
Greek Housing Prototype - Preliminary
Townhome-style Floor Plans

Level 1: 900 SF
Level 2: 700 SF
Total SF: 1,600 SF
533 SF/Bed

Single Bedrooms: 3
Double Bedrooms: 0
Total Beds: 3
Greek Housing Prototype - Preliminary
Residence Hall – Option 1

Total SF: 11,120 SF
Chapter Rooms: 11
Kitchens: 11

463 SF/Bed
Single Bedrooms: 24
Double Bedrooms: 0
Total Beds: 24
Greek Housing Prototype - Preliminary
Residence Hall – Option 2

Total SF: 11,120 SF
Chapter Rooms: 11
Kitchens: 11

Total SF: 8,800 SF
244 SF/Bed
Single Bedrooms: 12
Double Bedrooms: 12
Total Beds: 36
Greek Housing Prototype - Preliminary Renovation to Founders Hall
Greek Housing – Preliminary Chapter Preferences

<table>
<thead>
<tr>
<th>Prototype Option</th>
<th>Ranked as 1st Choice</th>
<th>Ranked as 2nd Choice</th>
<th>Ranked as 3rd Choice</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence Hall Regular</td>
<td>0</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>Residence Hall Suites</td>
<td>3</td>
<td>5</td>
<td>7</td>
</tr>
<tr>
<td>Townhome Unit</td>
<td>2</td>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>Small Detached House</td>
<td>10</td>
<td>6</td>
<td>2</td>
</tr>
<tr>
<td>Medium Detached House</td>
<td>8</td>
<td>15</td>
<td>2</td>
</tr>
<tr>
<td>Large Detached House</td>
<td>11</td>
<td>1</td>
<td>4</td>
</tr>
<tr>
<td>Opt Out - Not Interested</td>
<td>0</td>
<td>0</td>
<td>7</td>
</tr>
<tr>
<td>Totals</td>
<td>34</td>
<td>33</td>
<td>31</td>
</tr>
</tbody>
</table>

1. One chapter only provided information about its 1st choice prototype.
2. Two chapters only provided information about their 1st and 2nd choice prototypes.
3. Eight chapters have not submitted any information about their prototypes preferences.
4. Six chapters have ranked as their 1st preference a unit larger than recommended by the consultants.
5. Five chapters have ranked as their 1st preference a unit smaller than recommended by the consultants.
Greek Housing
Cost Analysis Summary - Preliminary

The general framework presented below provides the basic cost metrics for each housing type.

<table>
<thead>
<tr>
<th>Performance Metrics</th>
<th>Large CH</th>
<th>Medium CH</th>
<th>Small CH</th>
<th>RH Style</th>
<th>RH Apt Style</th>
<th>Townhomes</th>
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</thead>
<tbody>
<tr>
<td>Gross Square Feet</td>
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<tr>
<td>Hard Costs/SF</td>
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<tr>
<td>Total Costs/SF</td>
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<tr>
<td>Chapter Room Size</td>
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<tr>
<td>Beds</td>
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<tr>
<td>SF/Bed</td>
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<tr>
<td>Efficiency Ratio (1)</td>
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<tr>
<td>Single Rent/Mo.</td>
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<tr>
<td>Double Rent/Mo.</td>
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<tr>
<td>Monthly Parlor Fee/Mo.</td>
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<tr>
<td>Financial Return</td>
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</table>

(1) Revenue producing SF divided by Gross Square Feet. All GSF on residential floors counted as revenue producing.
Next Steps

- Collect remaining housing preference surveys
- Complete and refine cost and fee analyses, and other key metrics
- Validate chapter housing preferences with cost information
- Prepare initial massing and density studies on alternative sites

The accelerated project schedule ideally targets the next update for the June meeting. Given the need for student involvement (unavailable after Spring semester and throughout the summer), completion is recommended for the September meeting.
Replacement Greek Housing

Questions?