Replacement Greek Housing

Project Update

BGSU Board of Trustees

October 14, 2011
Results of Phase I

• **Process Steps**
  – Created core planning team and selected external consultants.
  – Benchmarked recent Greek housing and comparative data.
  – Completed a confirmation of physical need of existing buildings.

• **Key Findings**
  – Existing structures: poor condition, cost-prohibitive to renovate, still uncompetitive in amenities.
  – Membership: good participation rate, but declining membership; many small chapters.
  – Programming: strong programming, but large staff and budget are being subsidized by Residence Life.

June 2011 Resolution

*Proceed with Phase II: Replace existing Greek housing with new construction.*
Outcomes for Phase II

• Key Planning Inputs
  – Multi-year forecast for Greek participation and chapter size.
  – Staffing requirements for program development and in-house oversight.
  – Amenity prioritization and price elasticity.
  – Housing demand for members, including impact of the two-year live-on requirement.

• Outputs for Phase III
  – Identification of multiple product type alternatives and potential site locations.
  – Proforma financials and recommended financing options for “short-list” of alternatives.
  – Request for Proposal (RFP) and timeline for project development.

Phase II will be highly iterative.
As new information is identified, alternatives will be updated on a real-time basis.
Phase II - Involvement

**CORE TEAM**

- **BGSU Administrators**
  - Finance & Admin.
  - Student Affairs
  - Marketing & Comm.
  - Advancement

- **External Consultants**

- **Current Greek Students & Greek Alumni**
  - Representatives from each Council

**20 PEOPLE**

- **Board of Trustees**
- **University Leadership**
- **Greek Alumni**
- **Bowling Green Residents**
- **National Greek Orgs.**

- **Project focus and direction**

- **Insight into priorities & trade-offs**

- **Updates on project progress**
Phase II - Timeline

- Creating a Greek housing project that has sustainable programs and financial flows is more complex than a traditional housing project.
- The Core Team will balance the need for timely progress with necessary buy-in and communication throughout; the timeline will shift to ensure that a successful project is presented for RFP.

**The high-level timeline for Phase II includes:**

- Fall 2011-Spring 2012: Internal assessment of policies and programs to identify influence on housing occupancy. Focus groups and surveys of students and alumni to understand perspective.
- Summer-2012-Fall 2012: Development of concept designs by architect. Presentation of designs to stakeholders.
- Fall 2012-Spring 2013: Updated cost estimates and proforma of revised design. Evaluation and recommendation of financing. Authorization to proceed by Board Of Trustees and development of RFP.