



OHIO
UNIVERSITY

HOUSING MASTER PLAN

FINAL DOCUMENT

OCTOBER 2022



 BRAILSFORD & DUNLAVEY

AYERS
SAINT
GROSS

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Study Overview



EXECUTIVE SUMMARY

Ohio University holds as its central purpose the intellectual and personal development of its students. This is the focus of OHIO's **transformative residential experience** which maintains a primary commitment to first- and second-year undergraduates and where:

- **intentional connections** are made between residential living and the University's academic programs and goals,
- **inclusive communities** are cultivated, providing and nurturing opportunities for students to establish healthy relationships, uphold a level of responsibility for self and others, demonstrate leadership and advocacy, and respect differences,
- **educationally purposeful designs** are implemented into any construction or renovation, providing study space, classrooms, support services, safety and security, accessibility, technology, connectivity to campus, and public spaces that facilitate interaction and socializing with peers,
- **room and hall configurations** encourage interaction that are developmentally appropriate and allow for programming, resources and experiences that best support first- and second-year students with their transition, persistence and success,
- **accessible and responsive support, resources and services** are provided by a network of live-in professionals and paraprofessionals.

The outcomes of the OHIO residential experience are clear. Students who live on campus are more likely to feel connected to the University, faculty, and staff, engage in the life of the University (both inside and outside the classroom), perform better academically, and persist through graduation.

Physical facilities and space use are foundational to the residential experience and require ongoing investment in renovation and construction. Improvements to the existing residential portfolio are necessary to best meet the current and future needs of our students, to maintain market competitiveness and to be responsive to OHIO's commitment to deliver a transformative living experience.

PLANNING TEAM



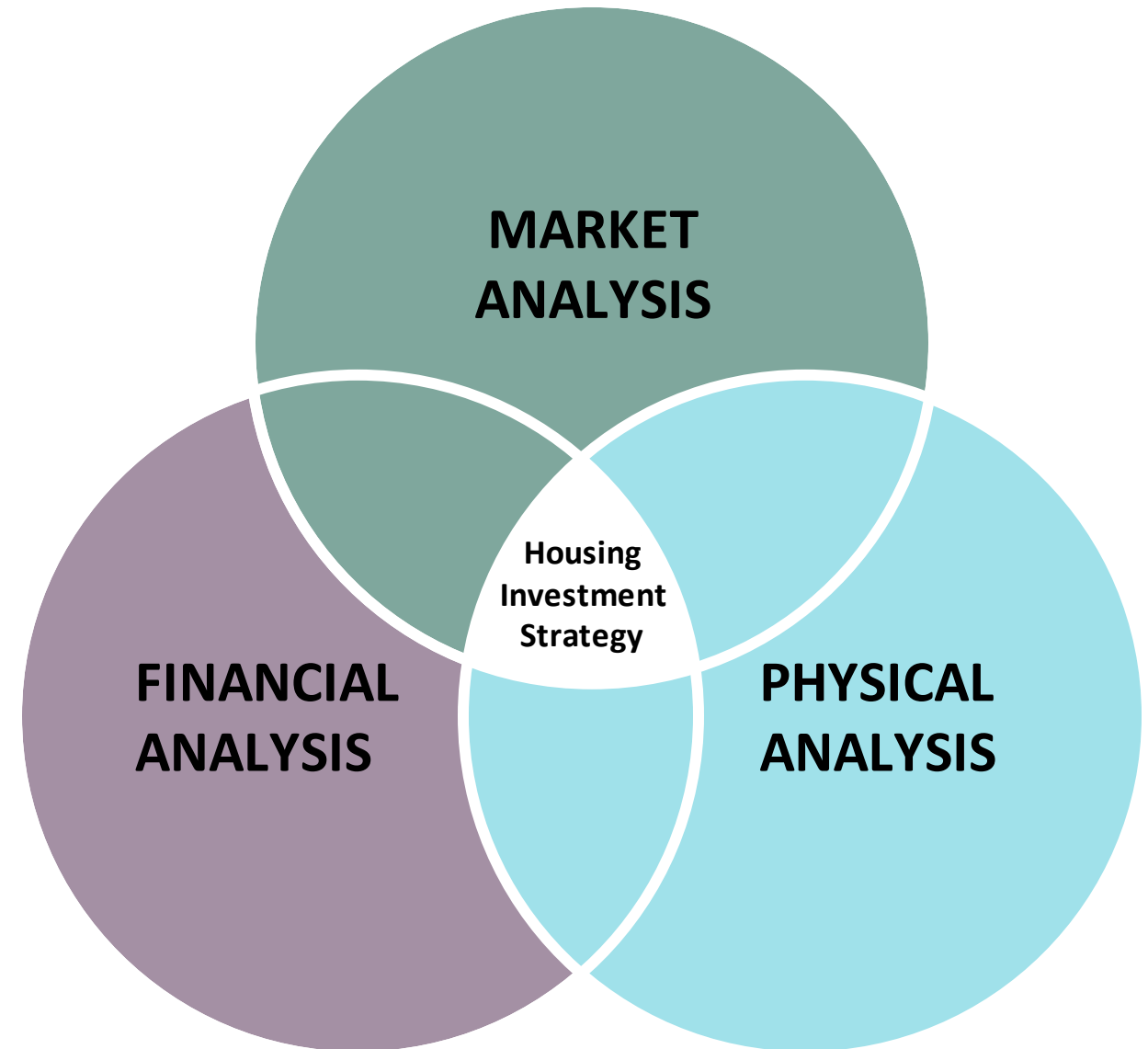
- › Off-Campus Market Analysis
- › Student Survey and Demand Analysis
- › Competitive Context Analysis
- › Budget Assessment / Operational Review

- › Coordination
- › Residence Life Programmatic Analysis
- › Competitive Context Analysis
- › Physical Planning for Future Improvements

- › Collaboration with consultant planning team and coordination with stakeholders
- › Facilitation:
 - Student Affairs
 - Housing and Residence Life
 - University Planning
- › Stakeholders:
 - Students
 - Parents
 - University Leadership
 - Finance
 - Facilities

SCOPE AND PLANNING APPROACH

- › **Right-size housing inventory in the context of projected enrollment and student demand**
- › **Develop recommendations for long-term capital reinvestment strategy**
- › **Outline a sustainable financial plan that maintains affordability and provides value to students**
- › **Balance student experience, facility quality, and amenities across residential facilities**
- › **Engage with a variety of campus constituents and facilitate support for the plan**



PLANNING PRINCIPLES

› *Five principles were developed to guide the Housing Master Plan*

Competitiveness

Investments in OHIO's residential facilities are necessary to **meet the evolving expectations** of students and their families and to **maintain market competitiveness** relative to the recruitment of new undergraduate students to the Athens campus

Capacity

Capacity of the residential portfolio should be maintained at approximately **7500 with flexibility** to adapt to changing circumstances. It should accommodate **primarily 1st and 2nd year students** with diversity in room types but focus on traditional-style units for 1st year and access to suite-style units for 2nd year.

Proximity

Proximity to the core campus is a key asset of the residential housing portfolio. The compact **neighborhood feel** and **common architectural style** of OHIO's East, West and South Greens are cornerstones of the residential experience and should be maintained and enhanced.

Affordability

Investments in the residential housing portfolio must be considered in the context of **affordability for students** and **the financial resources** of the auxiliary and institution. Should be accomplished as **efficiently** as possible but with a **common minimum standard** across the portfolio.

Wellbeing

The student residential experience should nurture **inclusivity, wellbeing and accessibility**. **Connectivity** to outdoor spaces, culinary venues, recreational facilities and campus transportation is critical to fostering student **engagement and belonging**.

Existing Conditions



HOUSING PORTFOLIO

Current State

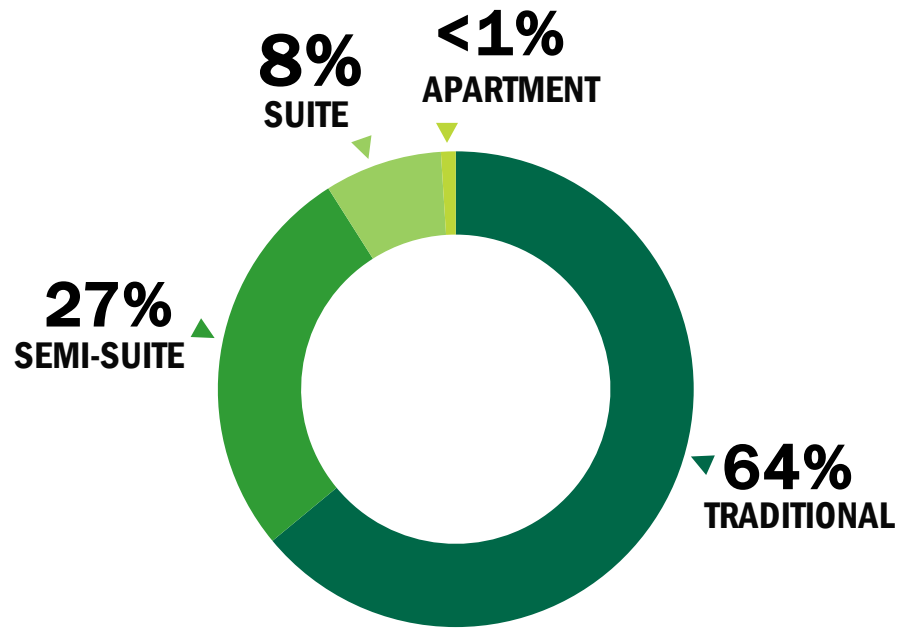
OHIO's existing campus housing inventory benefits from the university's close-knit and attractive campus environment. The buildings are in proximity to academic, student life, and recreation space contributing to a holistic residential experience. However, the inventory is marked by broad qualitative disparities, not only in facilities condition but also in adequacy of "outside the unit" space essential to support student success. In addition, the housing inventory has a high number of traditional units.

Currently the housing buildings are distributed across three of OHIO's campus greens.

- › In terms of housing, **East Green** is where the university has its strongest sense of community and highest student satisfaction. East Green halls tend to be more up-to-date and better-aligned with contemporary student expectations. Jefferson Hall, for example, has benefitted from a recent comprehensive renovation providing best-practice amenity spaces and modern amenities, and scores near the top of the student satisfaction survey.
- › **West Green** halls generally lag in student appeal, being more dated and lacking in community space. These realities are reflected in the fact that West Green halls are absent from the top third of student satisfaction rankings.
- › **South Green** inventory falls in the middle, varying widely between newer and older inventory. The newer semi-suite style halls occupy the high end of the range and score well in terms of satisfaction. The five remaining Mod South halls are dark, dated, and unappealing, and largely occupy the bottom of the student satisfaction rankings. The Front Four buildings also have condition and community space deficiencies making them prime candidates for significant renovation.

HOUSING PORTFOLIO

By the Numbers



**INVENTORY
BY BED TYPE**

\$236M - \$255M
TOTAL DEFERRED MAINTENANCE*

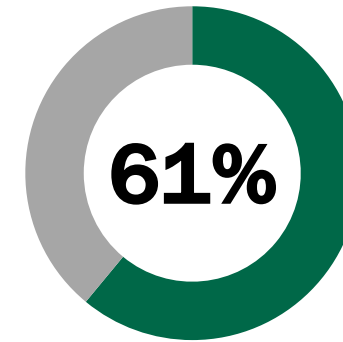
2.13M
TOTAL INVENTORY GSF*

APPROX.

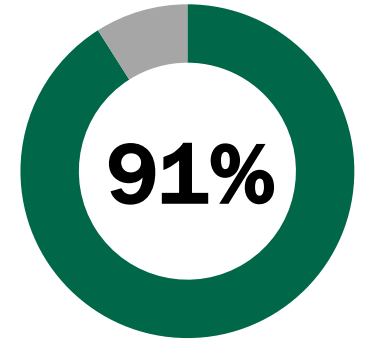
50%
OF HOUSING FACILITIES EXCEEDED THE
RENOVATION AGE OF 50 YEARS

7,230
BED CAPACITY (PROGRAM)

* NOTE: DM COST IS IN 2022 DOLLARS BASED ON AN ESCALATION RANGE OF 34-45% ABOVE 2016 COST DATA. NON-HOUSING SPACE IS EXCLUDED FROM DEFERRED MAINTENANCE AND GSF TOTALS.

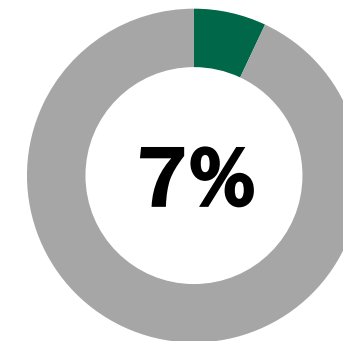


NON-RENOVATED
HALLS

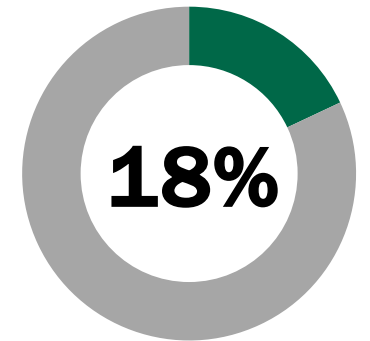


FULLY RENOVATED
HALLS

STUDENT SATISFACTION



NON-RENOVATED
HALLS

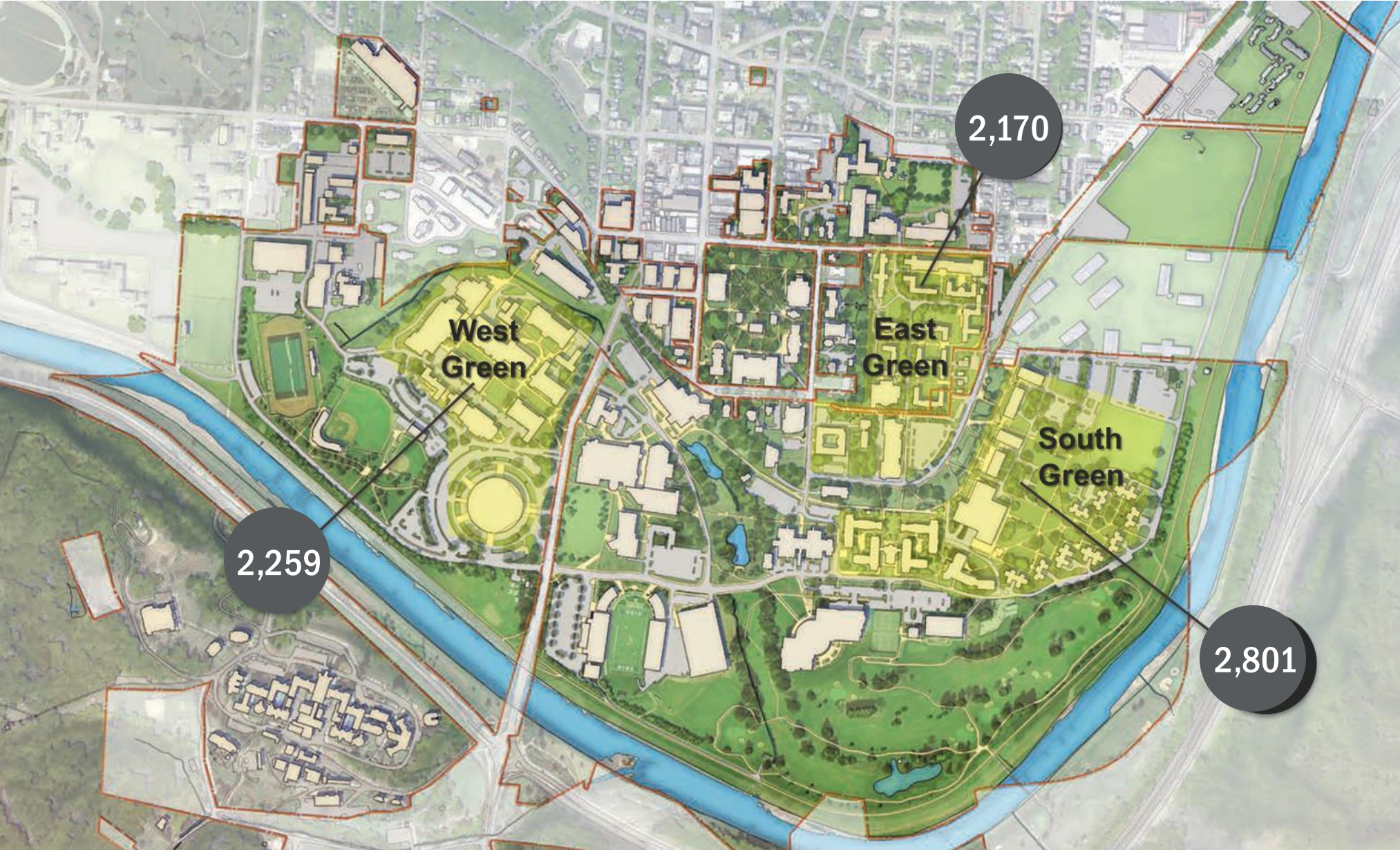


FULLY RENOVATED
HALLS

**TYPICAL FLOOR
COMMUNITY SPACE**

HOUSING PORTFOLIO

Residential Greens



East Green

- 14 buildings
- 2,170 beds
- Deferred maintenance= \$63.6M - \$68.8M

West Green

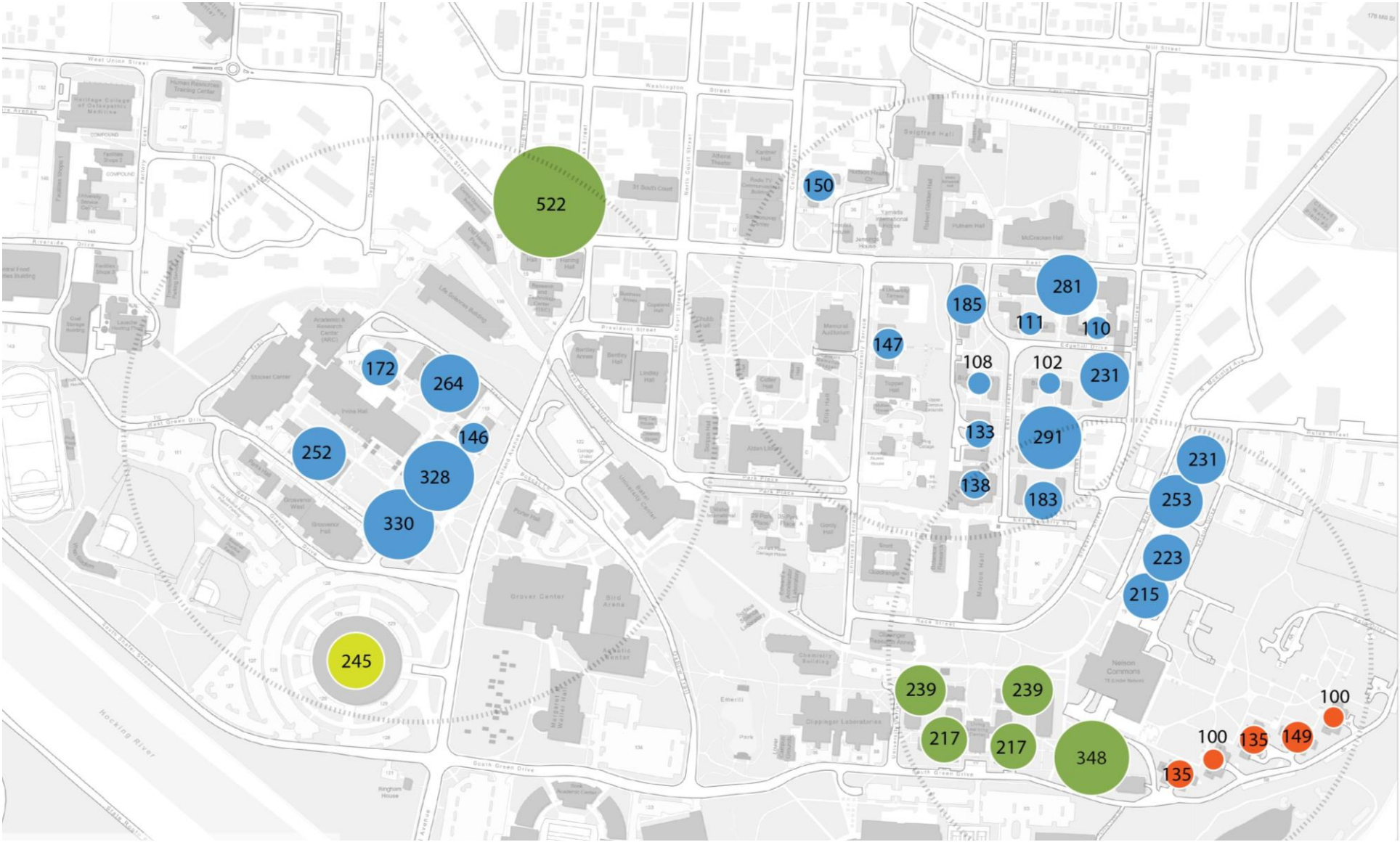
- 8 buildings
- 2,259 beds
- Deferred maintenance= \$69.6M - \$75.3M

South Green

- 14 buildings
- 2,801 beds
- Deferred maintenance= \$102.3M - \$110.7M

HOUSING PORTFOLIO

Unit Type Distribution



- Traditional – 4,584
- Semi-Suite – 1,782
- Suite – 245
- Mod-Style – 619

Outside the Unit Analysis

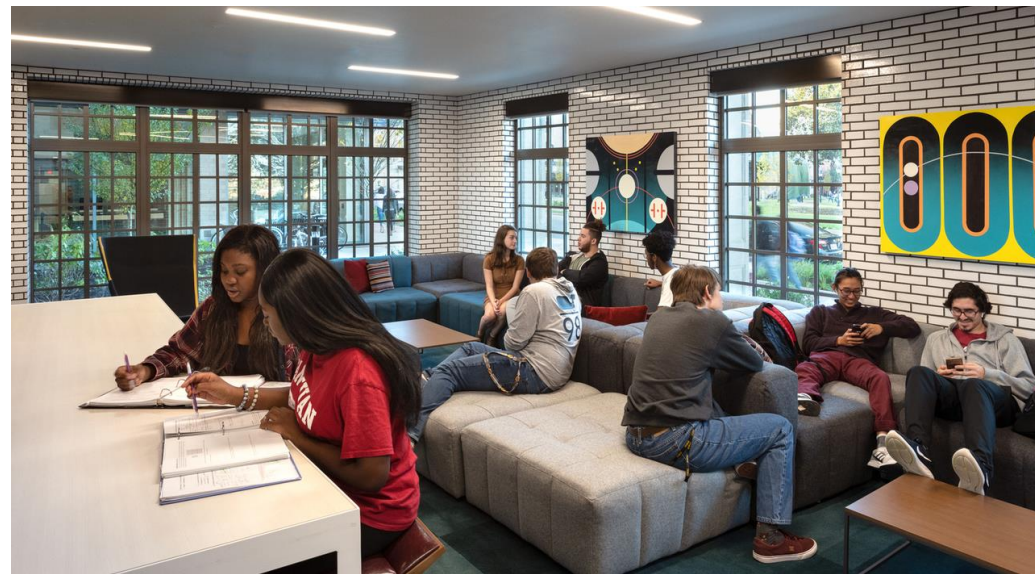


SUMMARY AND KEY ASSUMPTIONS

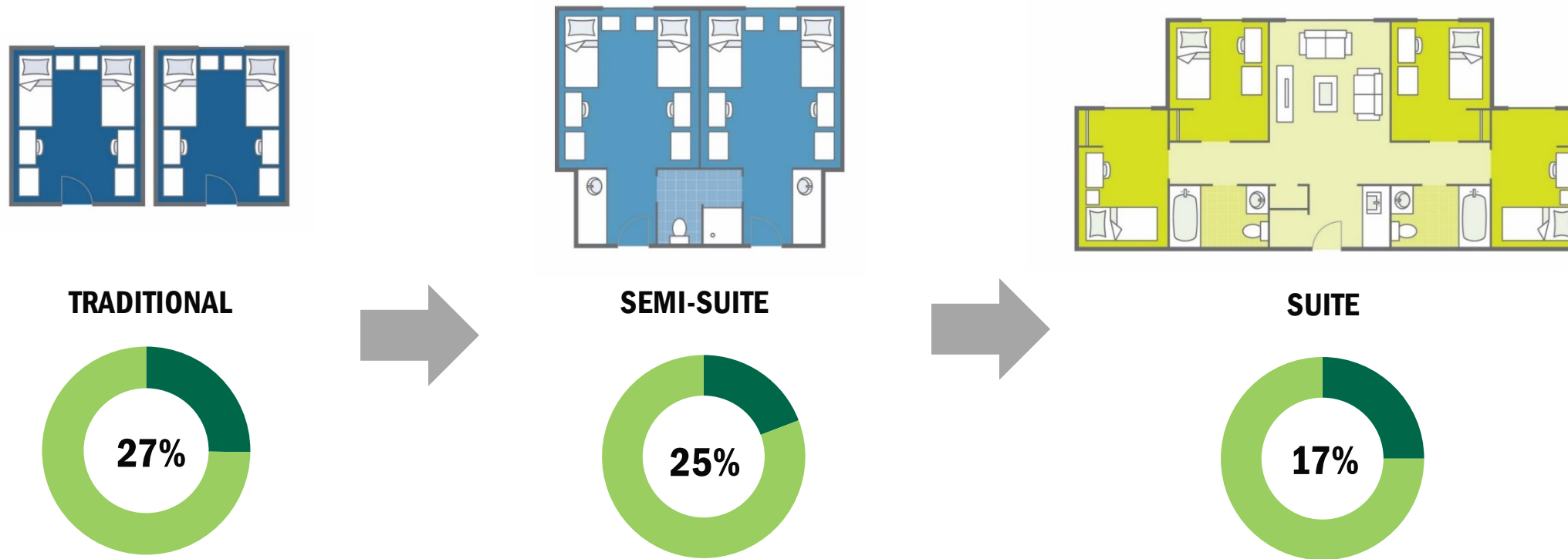
“**Outside the Unit**” space refers to spaces that build **community** within each hall: lounges, study spaces, shared kitchens, laundry areas, multi-purpose rooms, residential support spaces, and staff apartments.

Many older halls suffer from inadequate outside the unit space, while others concentrate space in a one-size-fits all lounge at the ground floor that is often over-scaled and under-utilized. A more impactful approach is to distribute a variety of spaces throughout the building that are scaled and tailored to different needs. Therefore, the Outside the Unit analysis studies the amount of space both overall as well as on a floor-by-floor basis. This ensures a **holistic assessment** of not only the **total quantity** of community space, but also the **appropriate distribution**.

At Ohio University the quantity, distribution, and quality of these spaces vary widely across buildings.



SUMMARY AND KEY ASSUMPTIONS



Outside the Unit space amounts are benchmarked to the Ayers Saint Gross housing database which reflects best practices. Space needs are further calibrated to the social maturation inherent to the undergraduate experience. Thus, residence halls designed for first-year students need more community space to nurture connections and strengthen campus community, while upper-division halls need less community space as social networks mature.

METHODOLOGY



Floor plans and space program data form the basis of the analysis for each individual residence hall

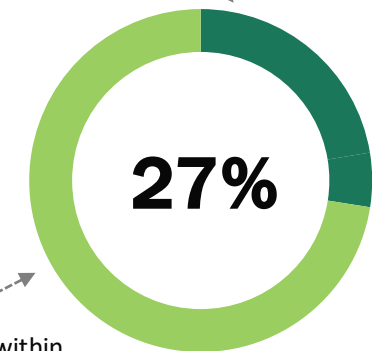
UNIT			
R-181	G-200	B-207	Double
R-214	G-222	B-222	Single
R-214	G-222	B-222	Closet
R-162	G-180	B-170	UB Bath
R-194	G-206	B-189	Communal Bath
R-221	G-230	B-225	Common Area (Suite)

COMMON			
R-223	G-209	B-168	L Laundry
R-215	G-221	B-179	K Kitchen
R-196	G-190	B-156	ML Mail
R-209	G-192	B-157	FL Floor Lounge
R-190	G-174	B-142	S Study
R-199	G-183	B-150	BL Building Lounge
R-223	G-200	B-134	CL Complex Lounge
R-216	G-199	B-147	PB Public Bath
R-225	G-202	B-158	MS Miscellaneous
STAFF			
R-222	G-176	B-136	OS Office
R-232	G-191	B-161	RA Resident Assistant
R-228	G-174	B-126	HD Hall Director Apt
R-236	G-205	B-132	CC/AD Complex Coord Apt
R-222	G-191	B-164	SWR Workroom
R-202	G-168	B-138	SRC Reception
R-219	G-168	B-138	MS Miscellaneous
PUBLIC AMENITY			
R-207	G-226	B-166	FS Food Service
R-191	G-208	B-153	REC Recreation
R-202	G-226	B-166	RT Retail
R-203	G-225	B-153	PO Post Office
R-217	G-225	B-153	MS-PA Miscellaneous
ACADEMIC			
R-193	G-128	B-127	CR Classroom
R-203	G-149	B-147	AO Office
R-225	G-197	B-193	WR Workroom
R-218	G-221	B-220	RC Reception
R-230	G-222	B-222	MS Miscellaneous

Every space in the building is analyzed and assigned to three essential categories:

- Net floor area common space
- Net floor area unit space
- Gross floor area (e.g. circulation, building support, etc)

Outside the Unit - Common spaces or amenities used by residents of the building



Unit - All spaces within individual units as well as communal baths used by residents

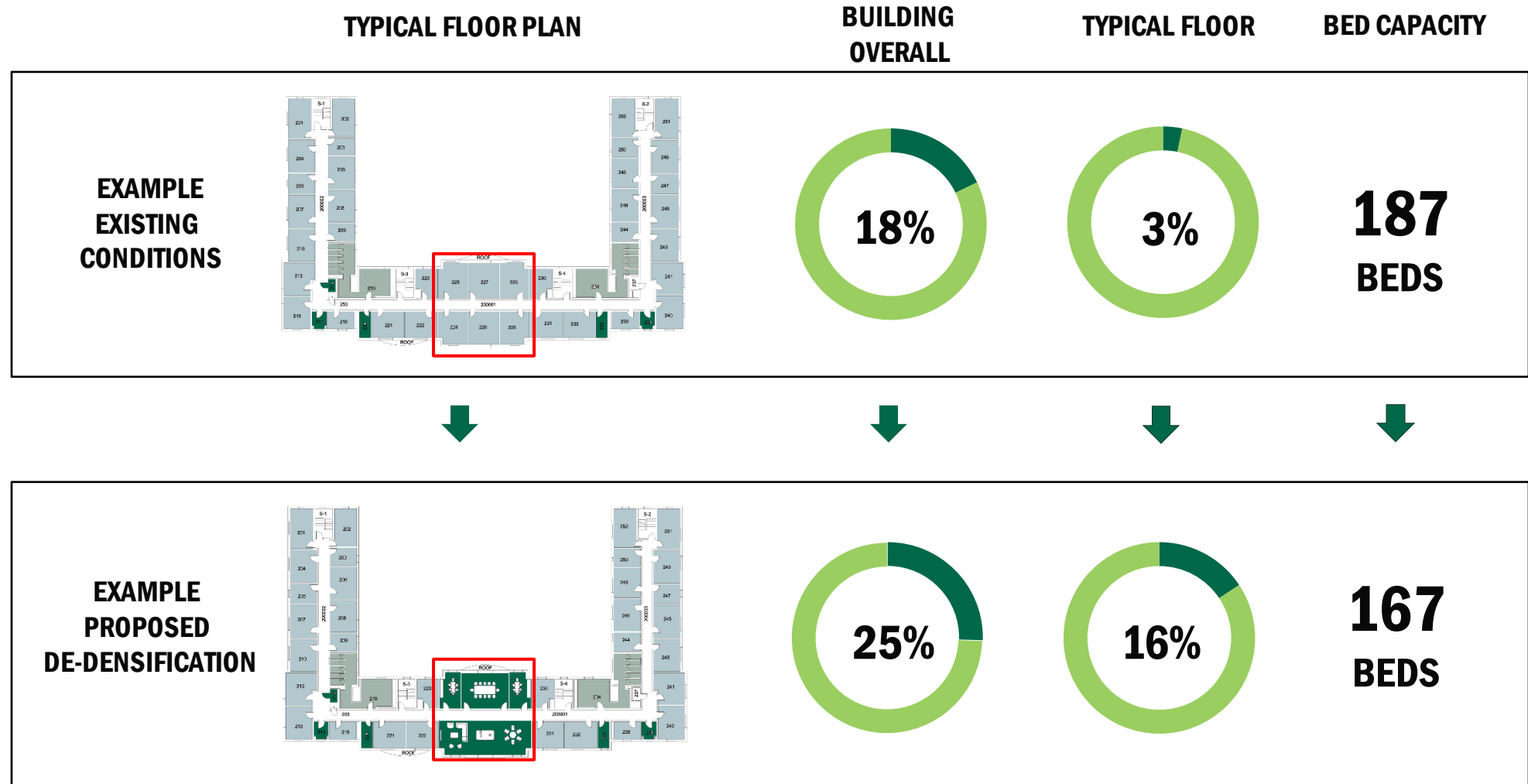
The net floor areas are tallied, and community space expressed as a percentage of total net floor area

This area is compared against the Ayers Saint Gross database that benchmarks appropriate quantities of community space

METHODOLOGY

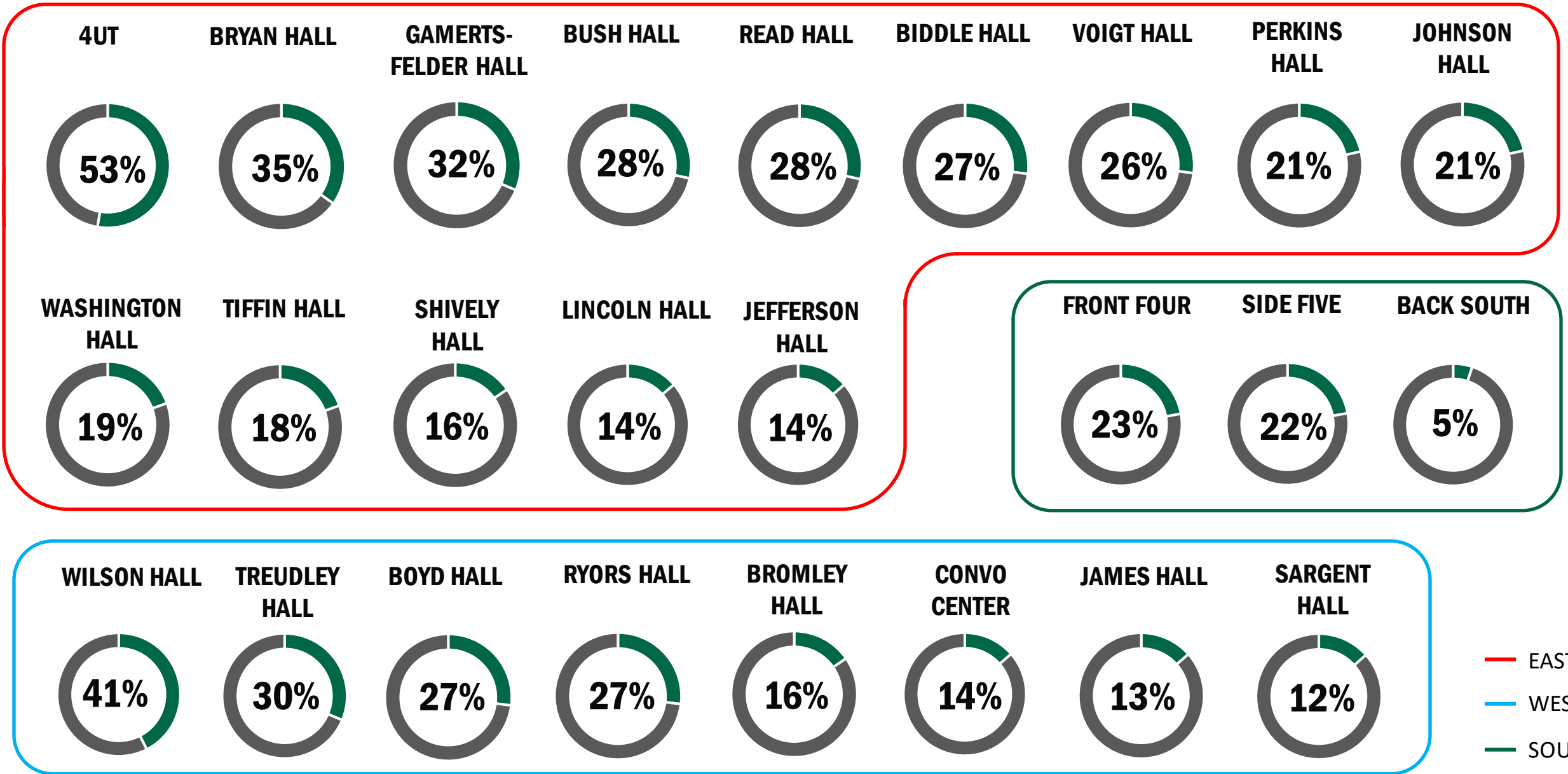
The analysis evaluates the quantity of community space compared to the overall net floor area of each hall. The analysis compares each hall's community space against best-practice benchmarks.

Based on the analysis, the team recommends that, when undertaking a major renovation, an appropriate amount of bed de-densification occur to achieve desired levels of community space. The bed counts are aggregated back into the overall inventory and phasing projections.



ANALYSIS SUMMARY

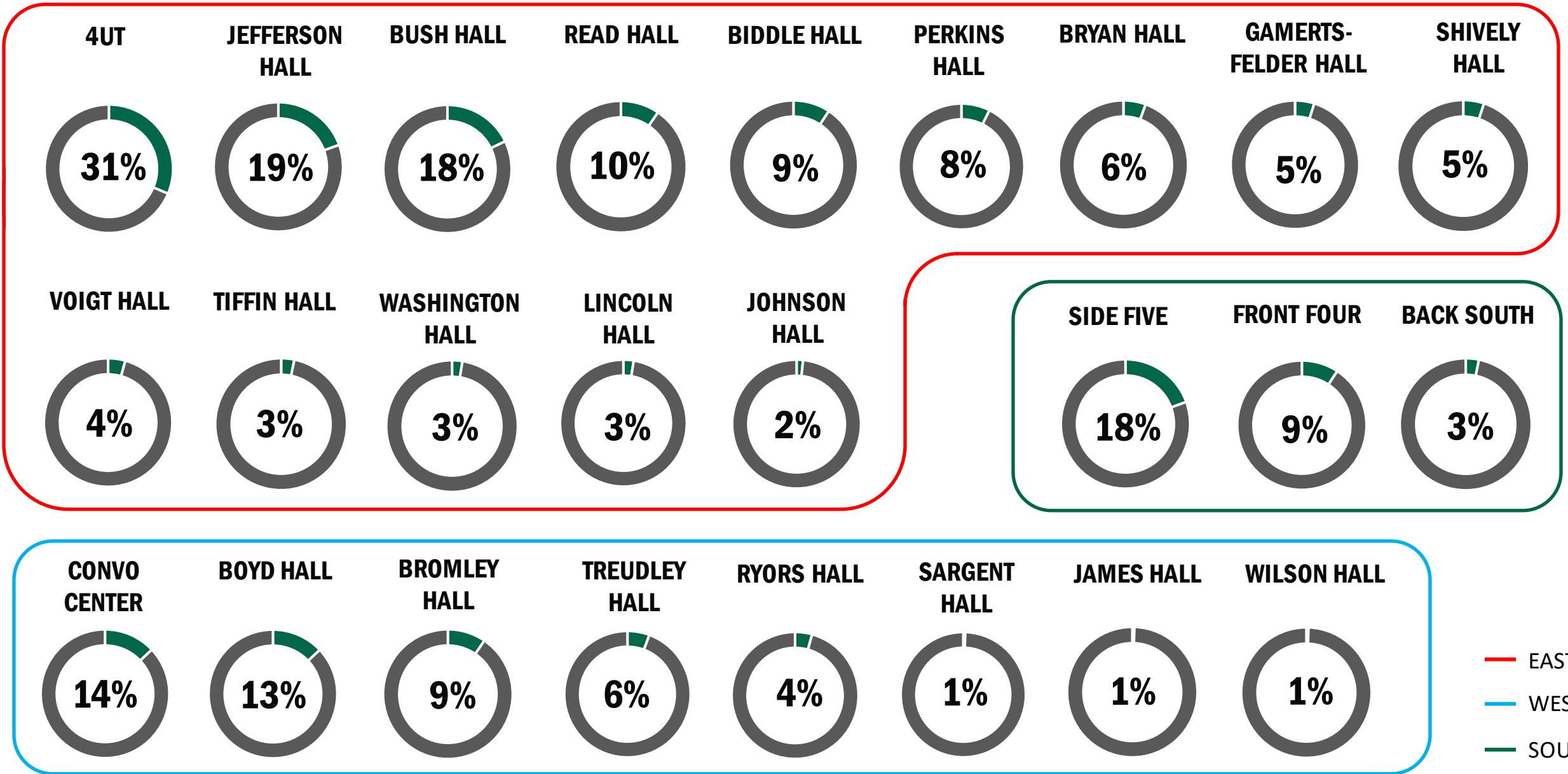
OHIO UNIVERSITY BUILDINGS - OVERALL



— EAST GREEN
— WEST GREEN
— SOUTH GREEN

ANALYSIS SUMMARY

OHIO UNIVERSITY BUILDINGS – TYPICAL UPPER FLOOR



— EAST GREEN
— WEST GREEN
— SOUTH GREEN

Off Campus Market



OFF CAMPUS MARKET SUMMARY

A review of off-campus market conditions found a highly competitive environment with many inexpensive student-focused complexes located close to the campus core. This analysis was informed by Co-Star data collected in spring 2022.

Vacancy Trends: In student-focused properties, vacancy rates have ranged between 8.6% and 14% over the past five years, indicating that the competition to attract upper-division students is high.

Rental Rate Trends: Over the same time, rental rate growth in Athens has been stagnant.

- **Multi-Family Properties:**
 - Rental rates have increased 2.2%
 - Vacancy rates have decreased
 - No new development or deliveries

- **Student-Focused Properties**
 - Rental rates have decreased 3.4%
 - Vacancy rates have decreased
 - No new development or deliveries

Competitive Position: Ohio University maintains higher average rates than the off-campus market, which is typical for most institutions, but is broadly competitive from an amenities standpoint.

Conclusion:

- Ohio University can compete with these off-campus complexes on an amenity standpoint / student-focused features, but not from an affordability standpoint.
- Given the two-year live on requirement and competitive off-campus market conditions, Ohio University should

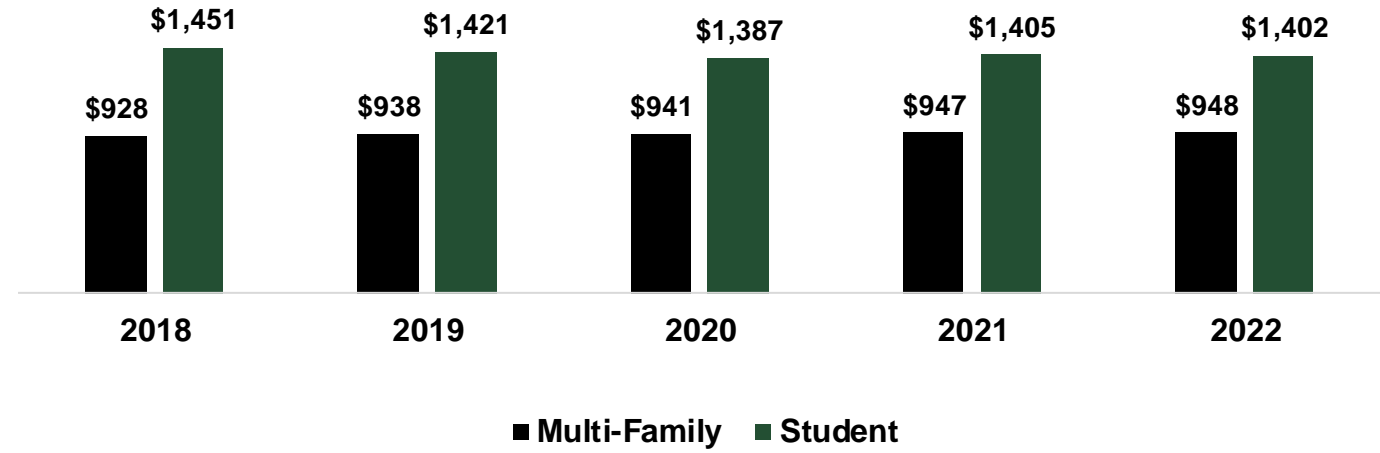
maintain its focus on maximizing the 1st and 2nd year live-on experience with the hope that the value added will help retain some of those students in on-campus housing when space allows.

- The value proposition of living on campus primarily derives from the student experience.
- Given high vacancy rates, the off-campus marketplace represents a “buyers market” where master leasing beds may be possible if Ohio University needs short-term capacity.
- OHIO should continue tracking the off-campus market conditions as vacancy & rent levels in the future will be highly dependent on student enrollment levels.

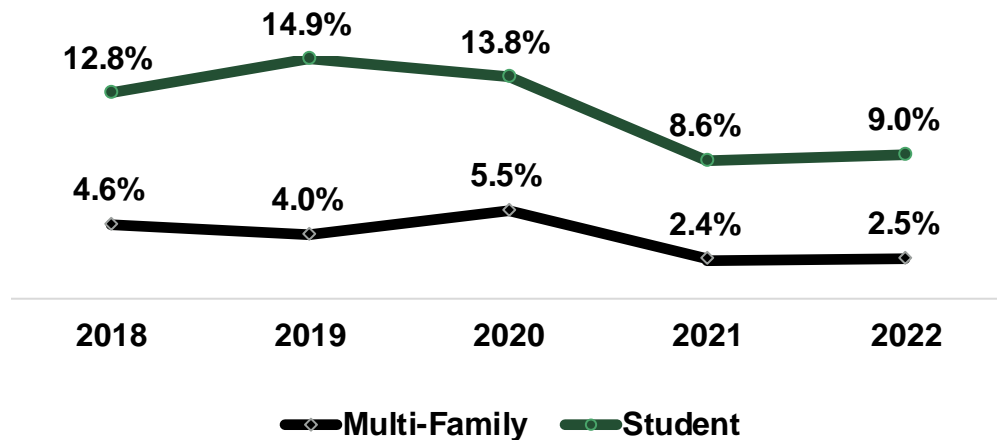
OFF-CAMPUS MARKET CONDITIONS

- › *“Buyer’s market” with stable rents and increasing vacancy levels*
- › *On-campus rates competitive with off-campus*
- › *Many options walking distance to campus*
- › *No new development or deliveries in market-rate or student-focused development*

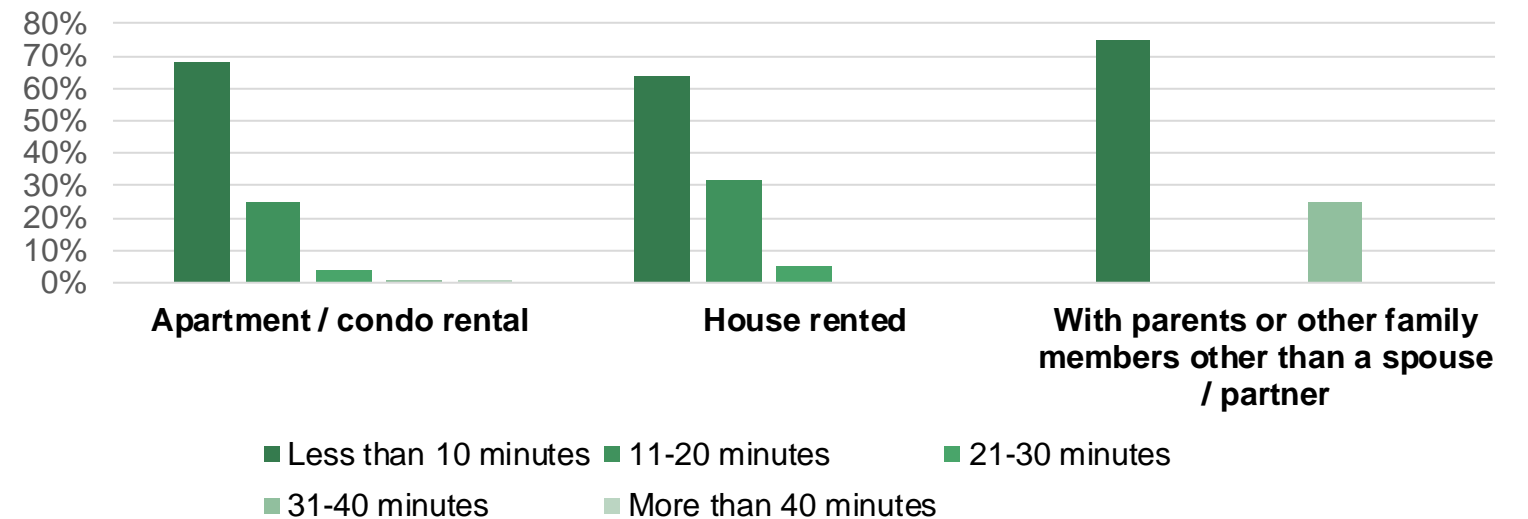
Off-Campus Rent per Unit (Monthly)



Off-Campus Vacancy Trend



How long is your typical one-way commute to campus?



Peer Comparison



PEER COMPARISON SUMMARY

The planning team conducted a peer comparison of four major institutions -- Miami University, Kent State University, University of Cincinnati and Ohio State University (the “peer group”) -- with a focus on housing offerings and investment.

Overall level of investment: In terms of overall investment, all four institutions in the peer group have undergone major housing projects including new construction and renovation over the past five years. Investments have focused on improving the overall quality of their respective housing systems as well as the diversity of offerings by introducing semi-suite beds.

Major investments include Ohio State’s North Residential districts (3,200 beds; opened 2016), Miami University’s Withrow Hall (280 traditional beds; opened 2018) and the

University of Cincinnati’s Calhoun Hall (825 semi-suite beds; opening 2023)

- On average, over this period, these institutions have invested approximately \$150M in their housing systems.
- Ohio University lags this overall level of investment having invested approximately \$8M per year in short-term maintenance projects over the same period

Capture Rate: Despite lower-than-average rates of investment, Ohio University has the highest capture rate compared to its peers. This could be attributed to two-year live-on requirement, strong on-campus experience, and relatively affordable housing options. Ohio University’s high capture rate is especially high given that other institutions in the peer group also apply a two-year live-on requirement.

Cost: OHIO provides the lowest total cost of housing relative to its peers and comes fourth in terms of total cost of attendance.

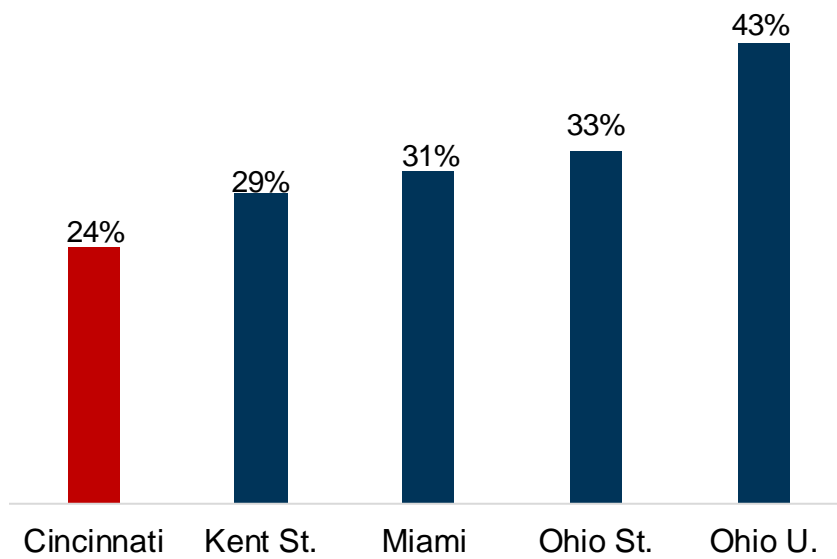
Unit Mix: Compared to the peer group, OHIO has more traditional units, denser housing, and fewer accessible common spaces and amenities than average.

Conclusion:

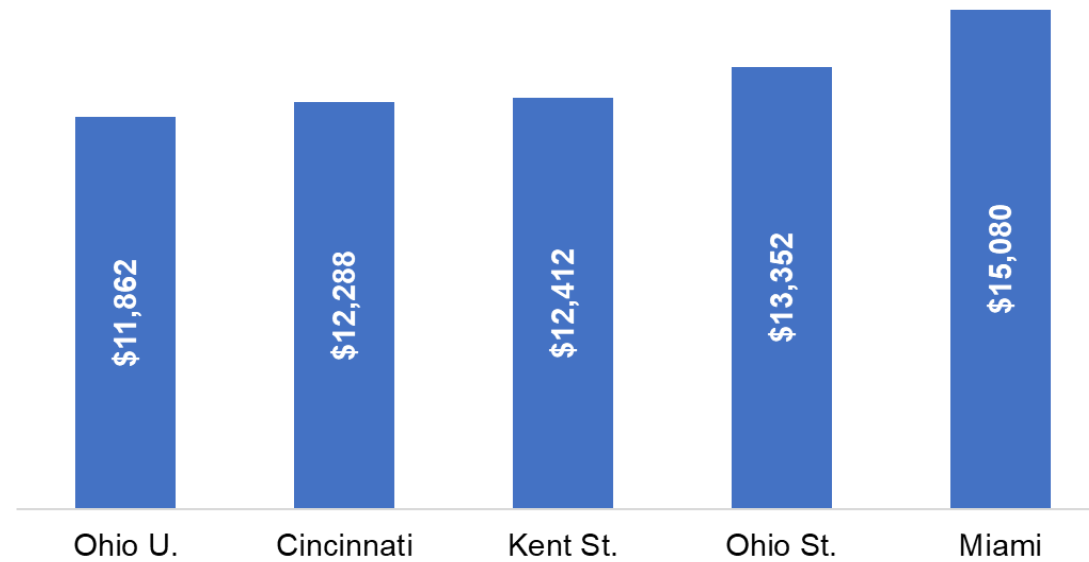
- Build on existing factors that have led to high satisfaction, while investing in unique value
- Need to **invest to remain competitive**
- More **flexible unit type offerings** would and accommodate current and future gaps in demand.

PEER COMPARISON

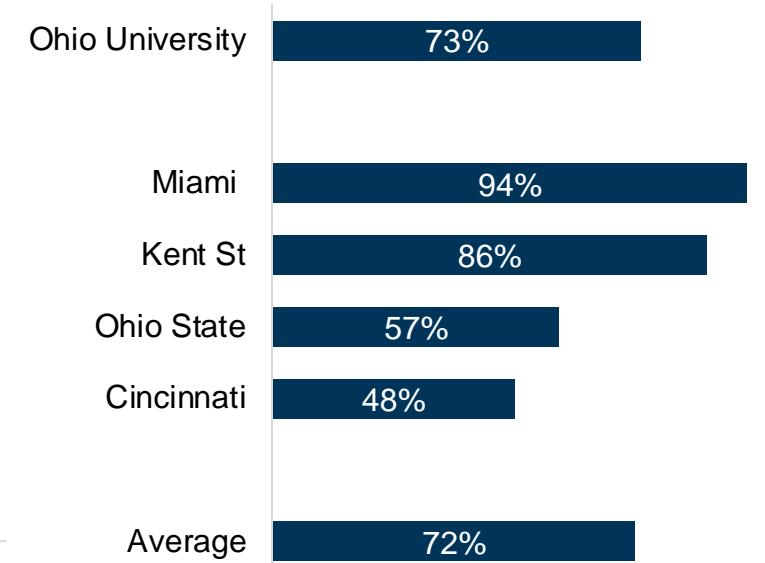
Undergraduate Capture Rates (Fall 2019)



Room & Board (Fall 2021)



Share of Traditional Rooms (Fall 2021)



1-year Live On Requirement
 2-year Live On Requirement

Note: Room and Board based on standard double room rates and typical board rates.

PEER HOUSING INVESTMENTS

North Residential District (OSU)



- Opened in Aug 2016
- 3,200 beds (8 halls)
- \$370 million investment

Withrow Hall (Miami)



- Opened in Aug 2018
- 280 Traditional beds
- \$37 million cost to build

Calhoun Hall (UC)



- Opening Jan 2023
- 825 semi-suite beds
- \$80 million investment

Institution	Major Renovation	New Construction
Miami University	★ ▲ ◆	★
Ohio State	★ ◆	★
Kent State	★	
Cincinnati	★ ▲	★
Ohio University	★	★

★ Completed since 2016
▲ In Progress
◆ Planned

Housing Survey



SURVEY SUMMARY

The housing survey was intended to measure overall satisfaction with the housing experience by hall and green as well as identify key areas for future investment.

Methodology: The survey was hosted online and sent to students and parents between April 14th and April 24th, 2022.

- **Timeframe:** April 14th – April 24th
- **Total Respondents:** 2,489
 - Students: 1,595
 - On Campus: 1,152 (78%)
 - Off Campus: 285 (19%)
 - Commuter: 38 (3%)
 - Parents: 818
 - Other: 76

In addition to the survey, student focus groups were conducted to provide perspectives on the residential experience.

Results: Overall, the housing survey showed strong rates of satisfaction with Ohio University’s housing offerings overall, but satisfaction varied widely depending on hall.

- Most undergraduate students said that housing was important to their decision to attend Ohio University, with ratings ranging from 86% for first-year students, to 72% for fourth-year students.
 - In-state and out-of-state students rated housing as important at similar rates.
- In addition, 81% of parents said that the quality of housing was important or very important in their student’s decision to attend Ohio University.
 - By contrast, 29% of parents were unsatisfied with the quality of student housing at Ohio University compared to other institutions.
- Overall, 74% of on-campus students claimed high satisfaction with their living situation during the 2021-2022 academic year. 89% of off-campus students made the same claim.
 - However, overall satisfaction varied widely by hall, with the Back South and older, unrenovated halls ranking the lowest.
- Students rated private bedrooms, upgraded bathrooms, and on-site laundry as the most important features in their housing choice.

Top Rated Building Amenities

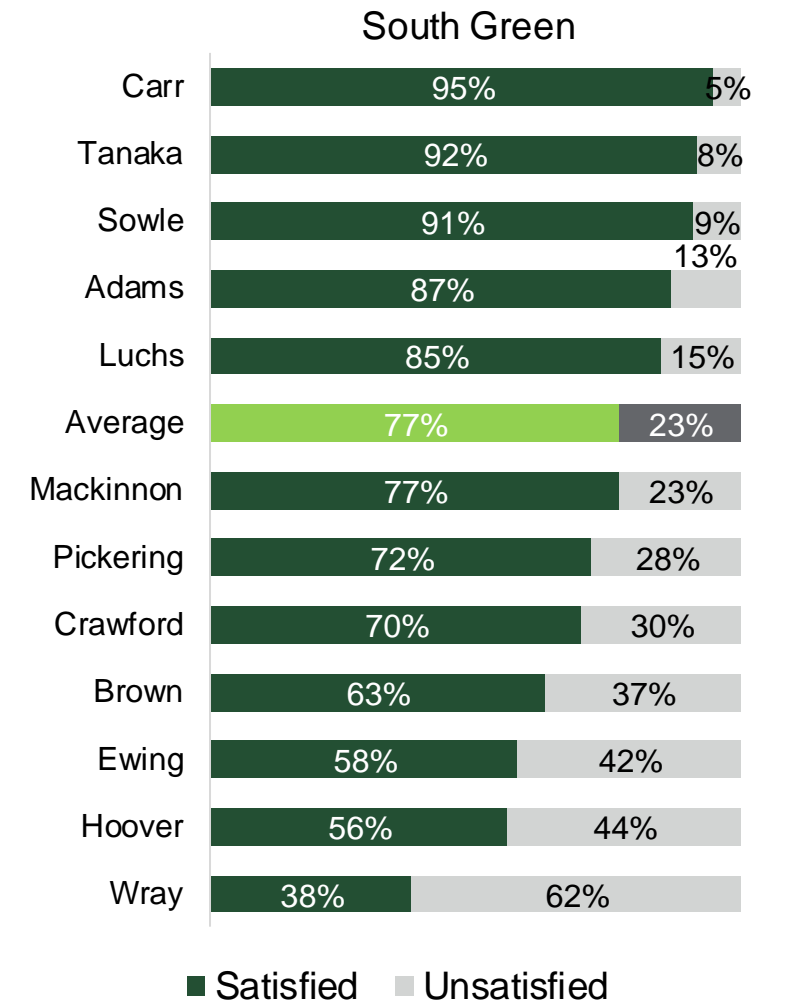
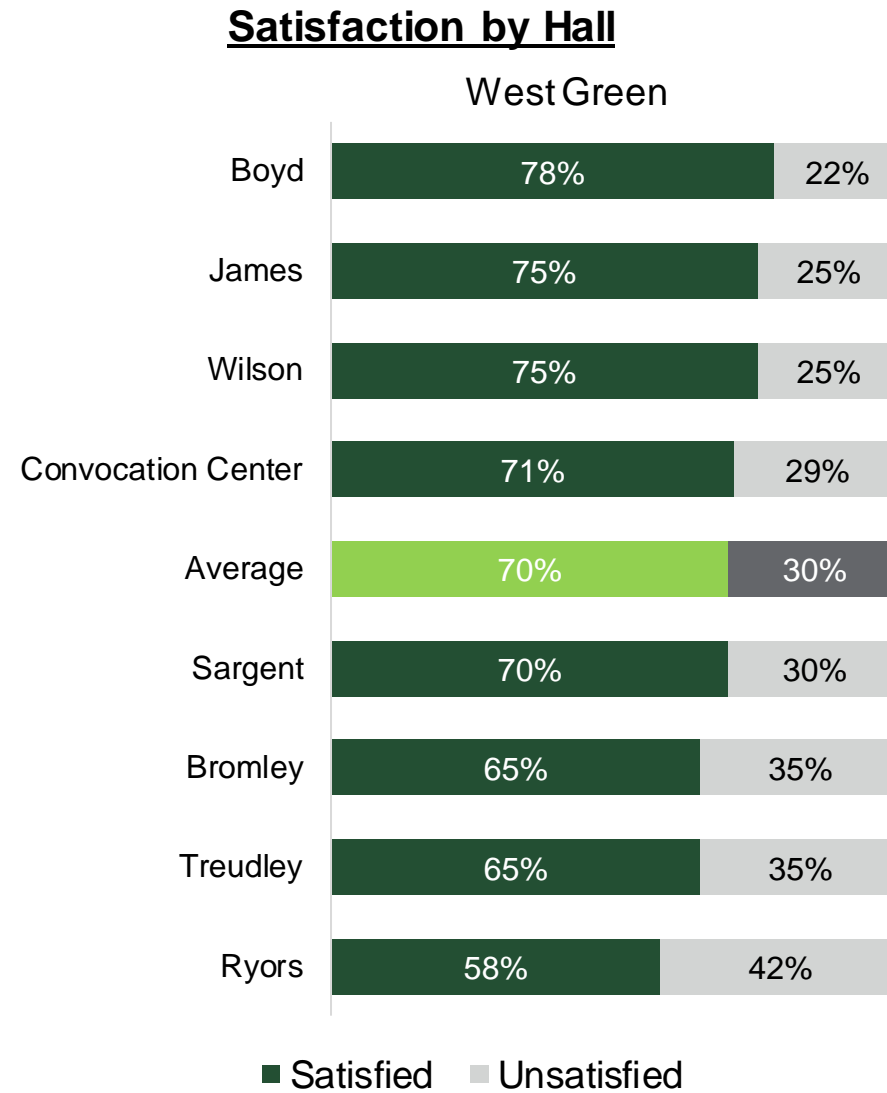
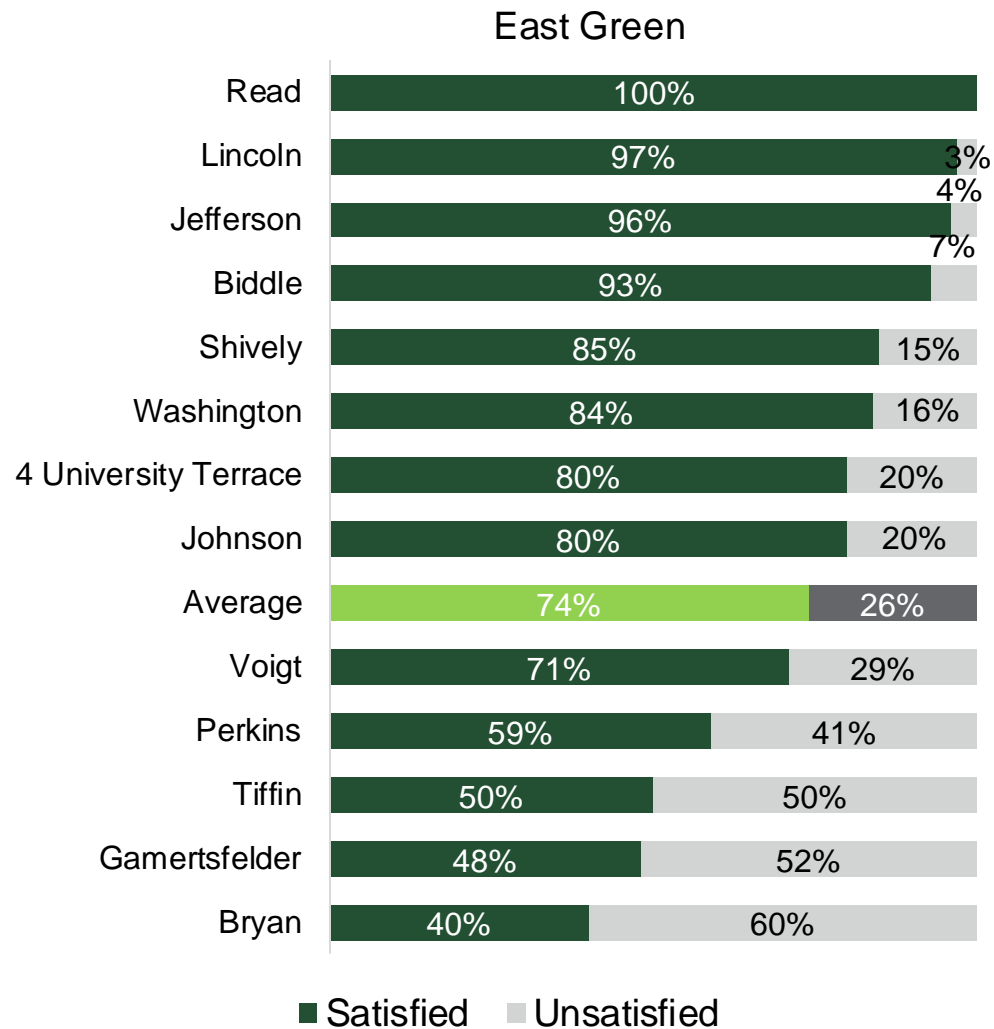
	First-Time Freshmen	Sophomores	Upper Division
1	Upgraded bathrooms	On-site laundry facilities	On-site laundry facilities
2	On-site laundry facilities	Upgraded bathrooms	Upgraded bathrooms
3	Private (single) bedroom	In-unit kitchen	Private (single) bedroom
4	Community kitchen	Private (single) bedroom	In-unit kitchen
5	Dining in or near building	Dining in or near building	Community kitchen
6	In-unit kitchen	Community kitchen	Dining in or near building

Conclusion: Ohio University would be best served by continuing to invest in the on-campus housing experience and bringing the quality and condition of its halls to an overall higher standard across greens.

- Since both parents and students rank the quality of housing as an important factor in their choice of Ohio University, this investment is likely to support continued enrollment growth and stabilization.
- Ohio University is unlikely to be able to compete for upper-division students given the high satisfaction with off-campus options and competitive price profile.
- In the long-term, reducing the overall density of housing is likely to improve the overall competitive profile and flexibility of Ohio University’s housing system.

SATISFACTION WITH HOUSING

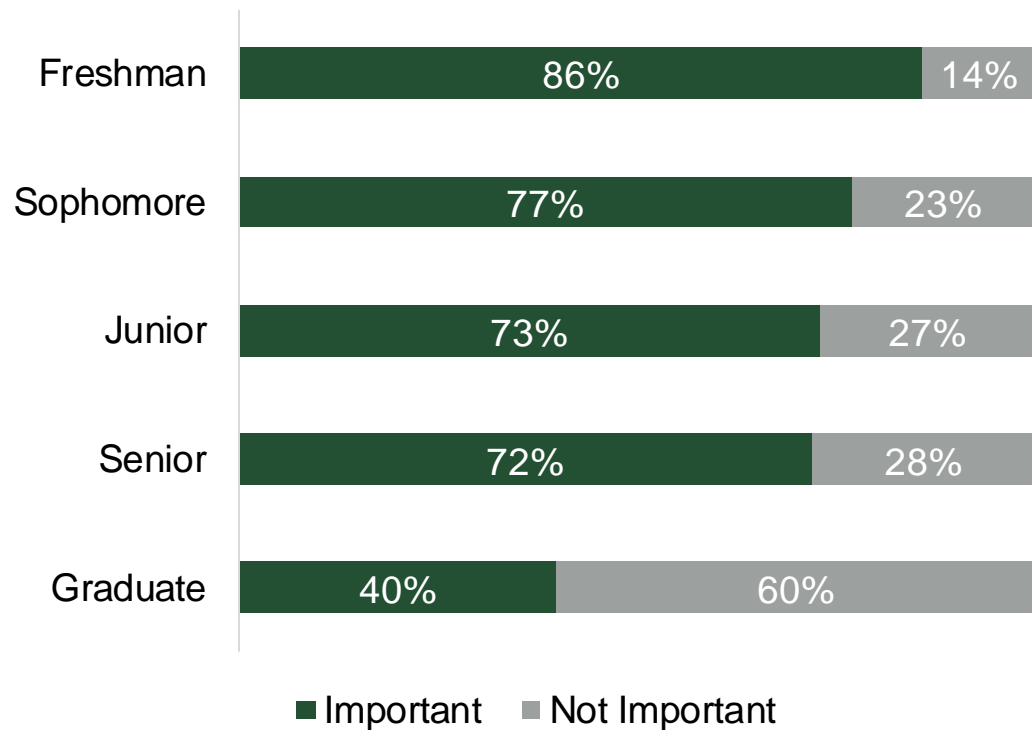
› *Inconsistent level of quality and experience by both hall & green*



IMPORTANCE OF HOUSING

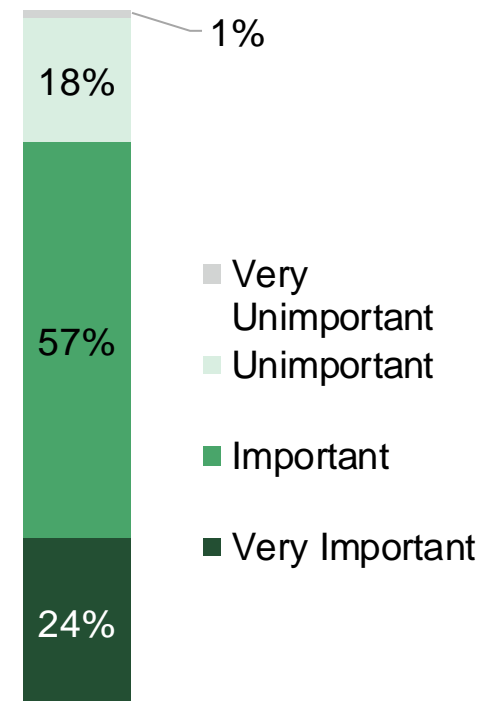
- › *On-campus housing an importance decision factor to both students and parents*
- › *However, 29% of parents unsatisfied with quality of current housing offerings*

Importance of Housing in Decision to Attend OHIO (Students)

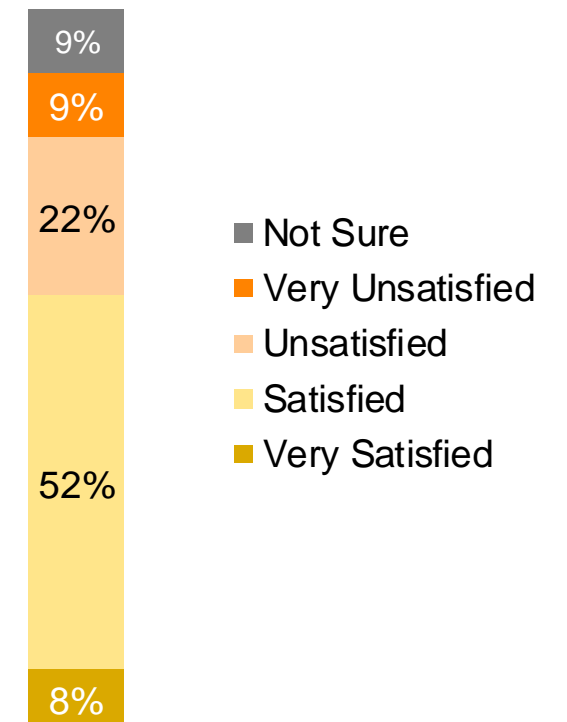


Parent Survey Feedback

Importance of Quality Housing



Satisfaction with OHIO Housing



Case For Investments



CASE FOR INVESTMENTS SUMMARY

To maintain its competitive advantage, Ohio University must build upon its unique character and position and invest to offer a best-in-class residential experience for first- and second-year students.



Existing Facilities

Inventory has a high number of traditional units with a disparity of condition and space outside the unit.



Student Satisfaction

Survey found high satisfaction with good condition and well-designed halls and significantly lower satisfaction with poor condition halls.



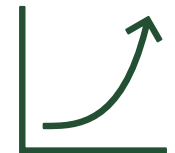
Peers Institutions

Peers have invested significantly. OHIO lags in the level of investment and has more traditional units, and fewer common spaces and amenities than average.



Capacity

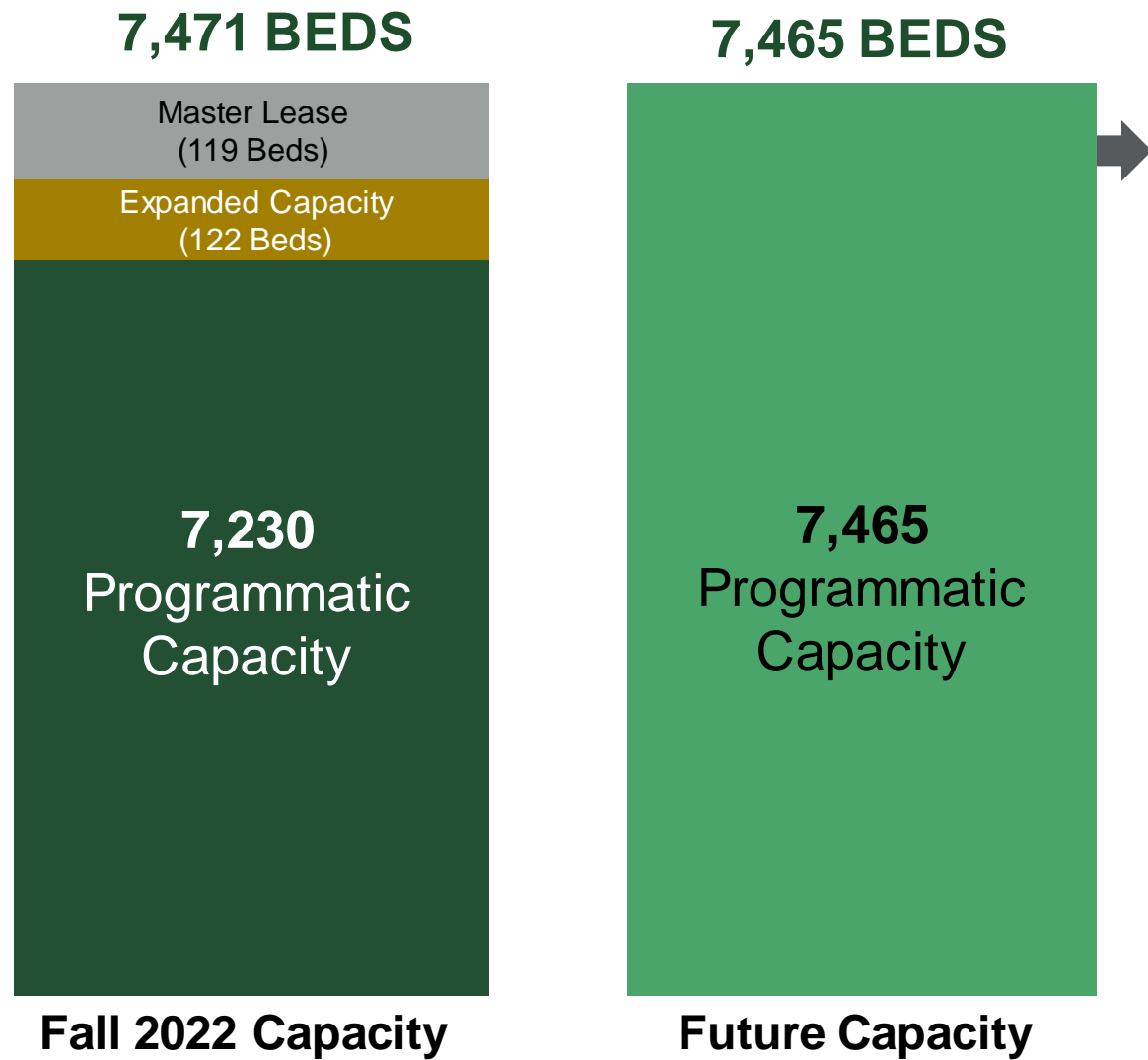
Need to maintain capacity to plan for steady state of 4,000 new students annually and a vibrant 1st and 2nd year student residential experience.



Housing Financials

In a strong position with a strong reserve balance and a highly competitive operating margin

CAPACITY PROJECTION ASSUMPTIONS

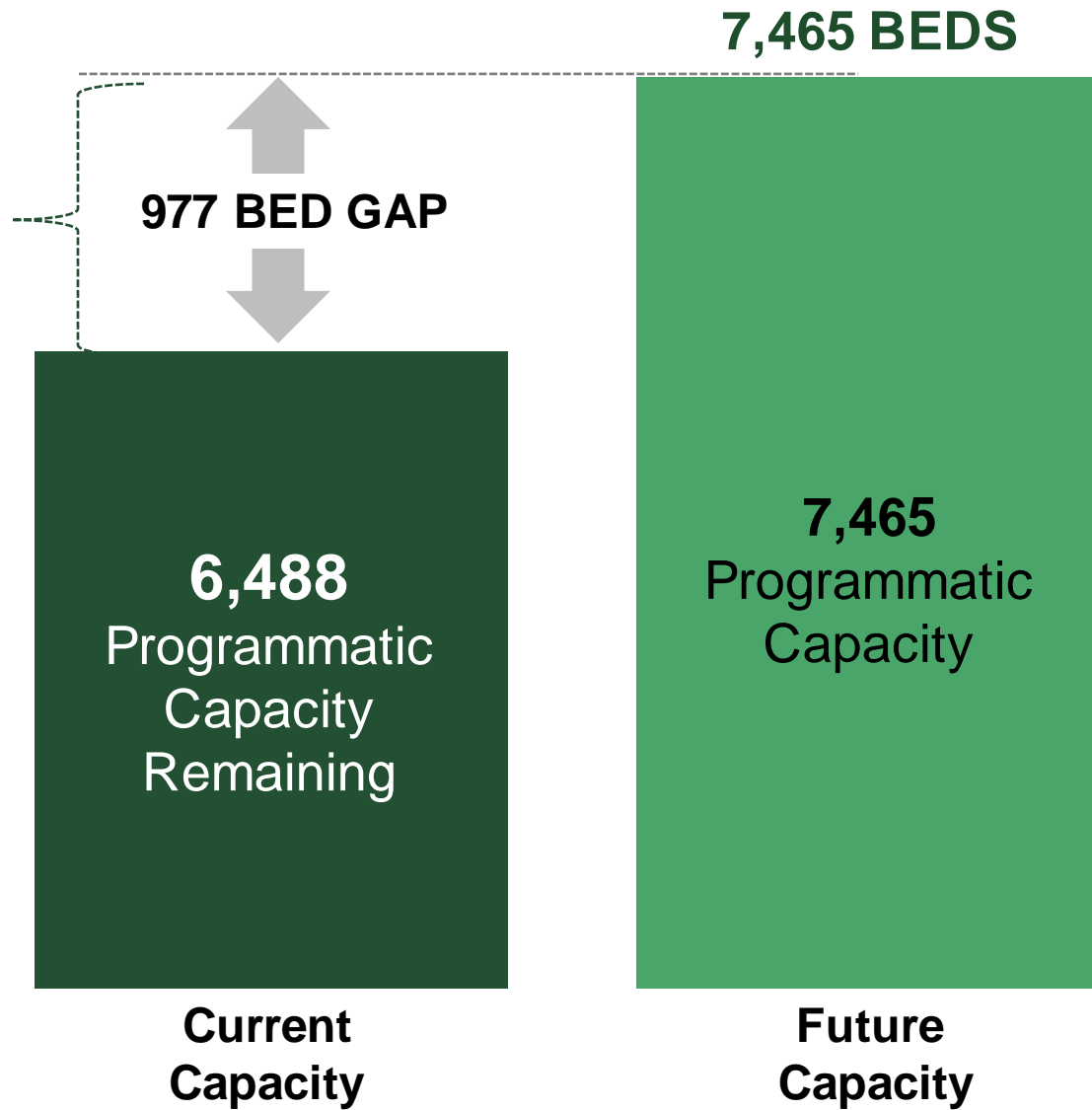


Programmatic Capacity is based on the following planning assumptions:

- › *First-year students: assume steady state of 4,000 students and 95% capture rate in housing = 3,800*
- › *Second-year students: 78% capture rate in housing = 2,964*
- › *Upper class/ transfer students: 280 residents*
- › *Student Staff: 265*
- › *Non-degree seeking students: 60*
- › *Includes buffer for enrollment elasticity, renovations, operational flexibility: 96*
- › *Additionally, University may utilize community partner resources via master leasing for flexibility*
- › *These numbers do not account for potential changes in retention and capture rates*

CAPACITY PROJECTION ASSUMPTIONS

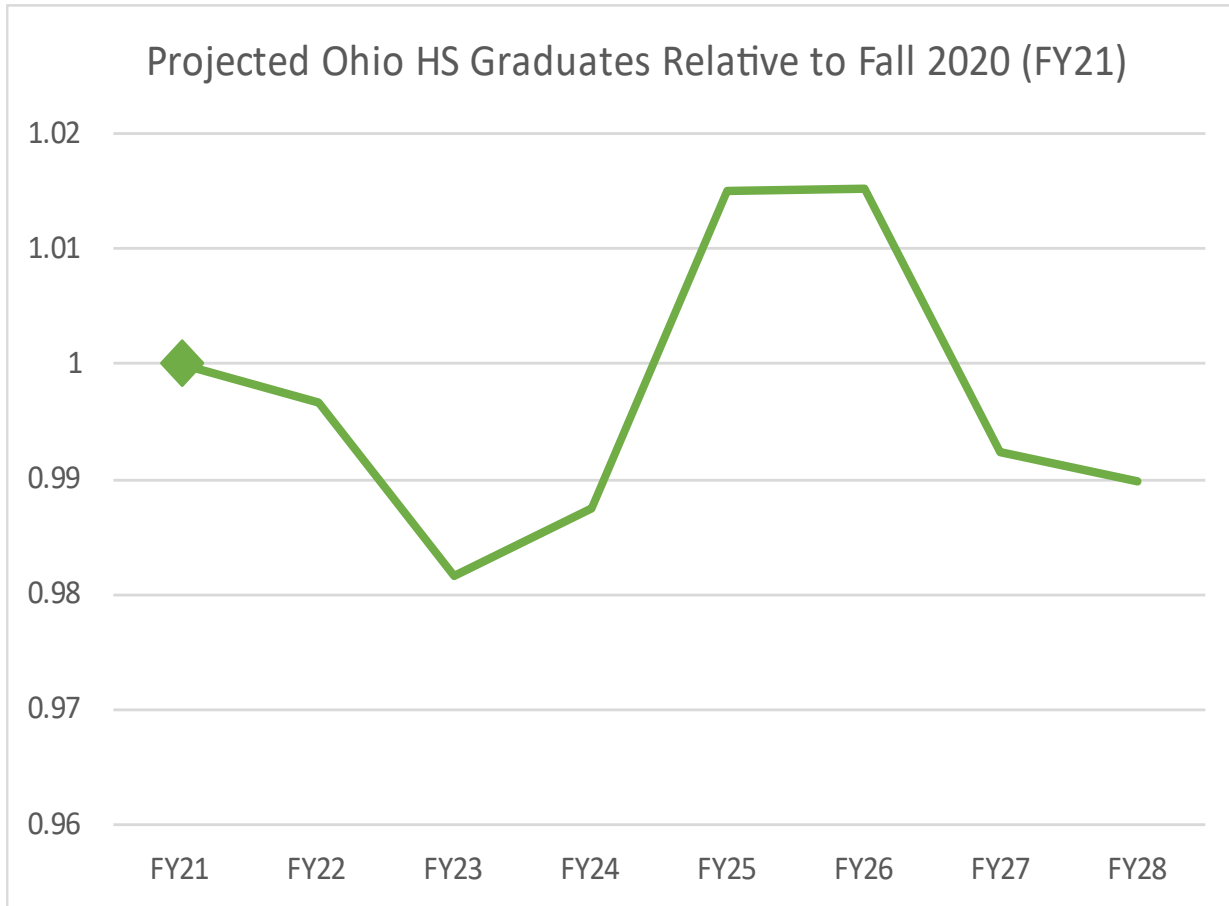
- 235 - right size, reprogram existing inventory
- 618 - remove Back South buildings
- 124 - repurpose beds during major renovations to increase outside of unit space



Renovation Strategy:

- › *Build new facilities*
- › *Modify existing facilities to improve outside of the room space*
- › *Major renovations*
- › *Minor renovations*
- › *Demolish facilities beyond their useful life and before major investment needed*

BUILDING FLEXIBILITY INTO LONG-TERM PLANNING



Source: Enrollment Management analysis of WICHE's [Knocking at the College Door](#), 10th edition, Ohio data.

- › *Fall 2022 Athens freshman enrollment: 4,441
Freshmen living on campus: 4,224 (95%)*
- › *Based on current understanding of anticipated market shifts, increased competition for students, and projected demographic changes, the long-term plan assumes annual enrollment of approximately 4,000 new first year students, with bed capacity for ~3,800 in residence.*
- › *The proposed plan assumes ongoing alignment with University enrollment strategy and planning, with opportunities to review and modify housing capacity assumptions at least annually, as well as opportunity to adjust planned renovation or construction as necessary through the biennial capital improvement planning process.*
- › *Examples of Levers for Flexibility:*
 - › *Modify capacity assumptions*
 - › *Delay renovations or demolition timelines*
 - › *Accelerate new construction*
 - › *Leverage off-campus housing providers (e.g., master lease agreements)*

Housing Master Plan



MASTER PLAN SUMMARY

The Housing Master Plan is a multiprong and phased approach to improving OHIO's residential experience. The existing housing facilities require varying levels of investment in renovation and new construction is required to raze buildings that are unsuitable and to meet future bed demand. These investments are necessary to meet student needs, strengthen market competitiveness and to be responsive to OHIO's commitment to deliver a transformative living experience

› **Minor Renovation:** Over the past five years Ohio University has taken a phased approach to renovating individual housing buildings. This has centered on addressing the most pressing issues individually, such as mechanical systems, bathrooms, exterior envelope, lobbies and room renovations. The master plan identified six buildings where minor renovations are required to complete outstanding condition issues.

› **Major Renovation:** The plan identified 10 buildings in poor condition. Most of the buildings suffer from aging infrastructure, dated finishes, and lack sufficient 'outside the unit' space to support community and student needs. For these buildings, the plan recommends comprehensive renovations that include targeted bed dedensification as a means of increase common space.

› **New construction:** The plan envisions two phases of new construction. Several sites were studied for new buildings. Phase 1 new construction will locate 600 beds on South Green. Two new buildings with unit type flexibility are proposed to define a new open space adjacent to the Front Four, extending a single level of parking beneath covered by an occupiable, landscaped roofscape. Broad steps open to a view of the Hocking River, and seat walls present opportunities to overlook proposed fields and courts that address campus

recreation needs. A wide central pedestrian walk connects the proposed student housing to the Hockhocking Adena bikeway.

› **Buildings to Replace:** Over time, OHIO has incrementally razed a portion of the 15 mod-style residence halls constructed in 1970. Today, five of these buildings remain. These remaining buildings are in poor condition and lack spaces to support community. Furthermore, the raised network of catwalks elevated above inactive basement floors detract from the campus environment and are a barrier to connecting building interiors to campus green space. One of the drivers of new construction is to replace these obsolete buildings.

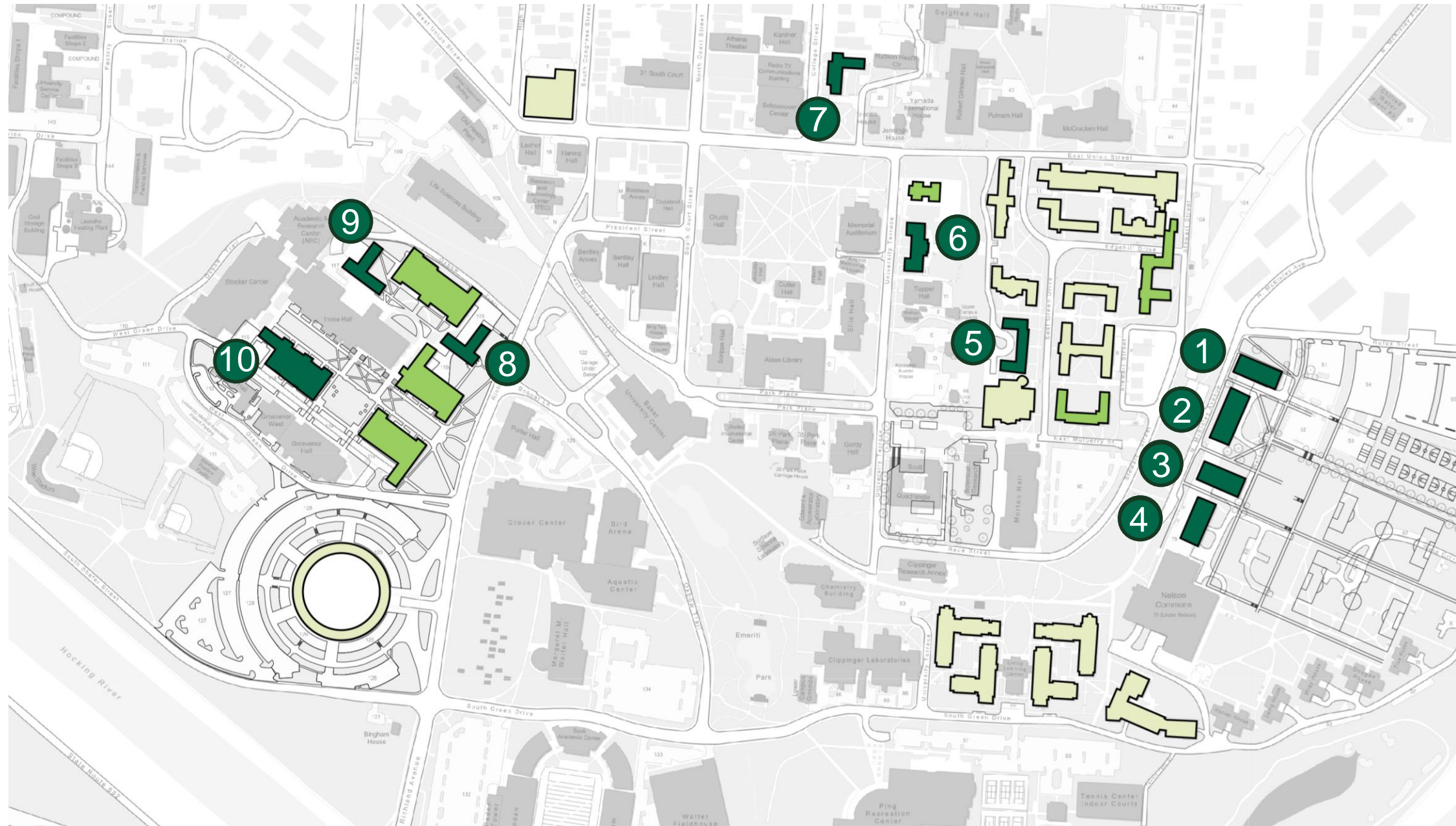
MINOR RENOVATION



- 5 - NEW CONSTRUCTION
- 4 - MAINTAIN
- 3 - MINOR RENOVATION
- 2 - MAJOR RENOVATION
- 1 - REPLACE

- 1. Boyd
- 2. Sargent
- 3. James
- 4. 4 University Terrace
- 5. Washington
- 6. Tiffin

MAJOR RENOVATION



- 5 - NEW CONSTRUCTION
- 4 - MAINTAIN
- 3 - MINOR RENOVATION
- 2 - MAJOR RENOVATION
- 1 - REPLACE

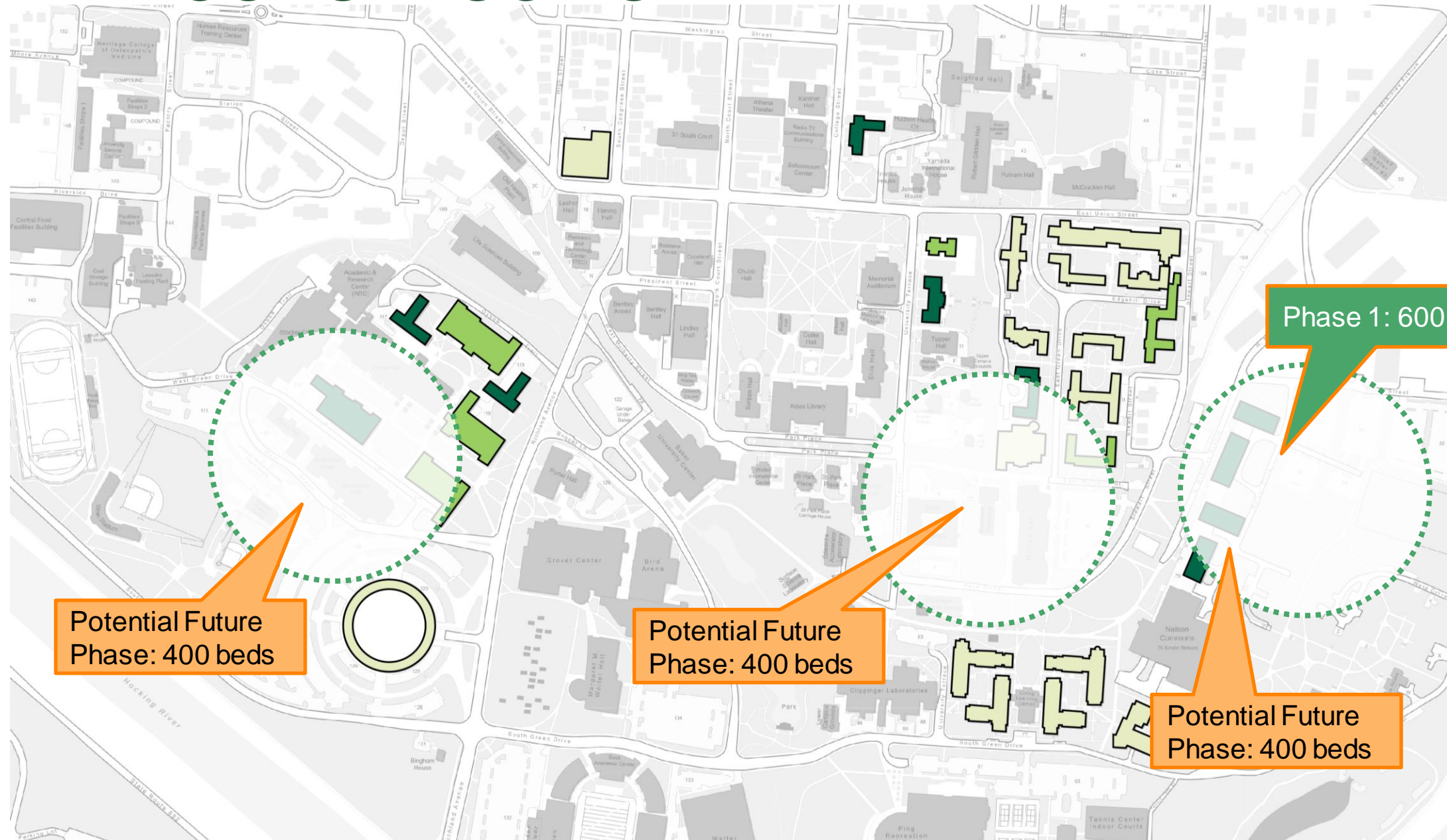
6-year Capital Plan

1. Pickering
2. Brown
3. Mackinnon
4. Crawford

Future Projects

5. Perkins
6. Bryan
7. Voigt
8. Treudley
9. Ryors
10. Wilson

NEW CONSTRUCTION



- 5 - NEW CONSTRUCTION
- 4 - MAINTAIN
- 3 - MINOR RENOVATION
- 2 - MAJOR RENOVATION
- 1 - REPLACE

Potential Future Phase: 400 beds

Potential Future Phase: 400 beds

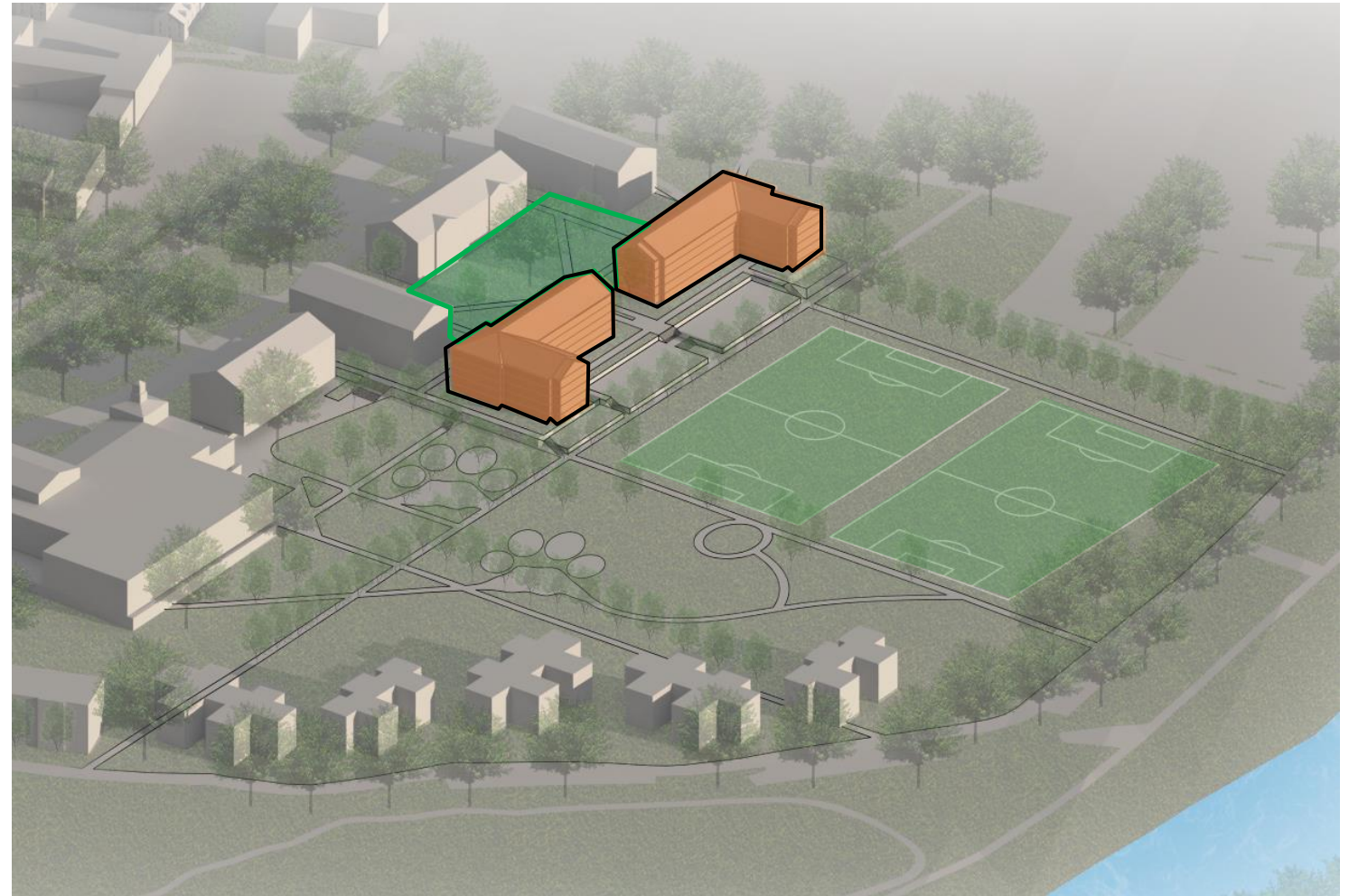
Potential Future Phase: 400 beds

Phase 1: 600 beds

6-year Capital Plan
600 Beds on South Green

Future Projects
400 beds on a Future Site

SOUTH GREEN SITE – WITH BACK SOUTH



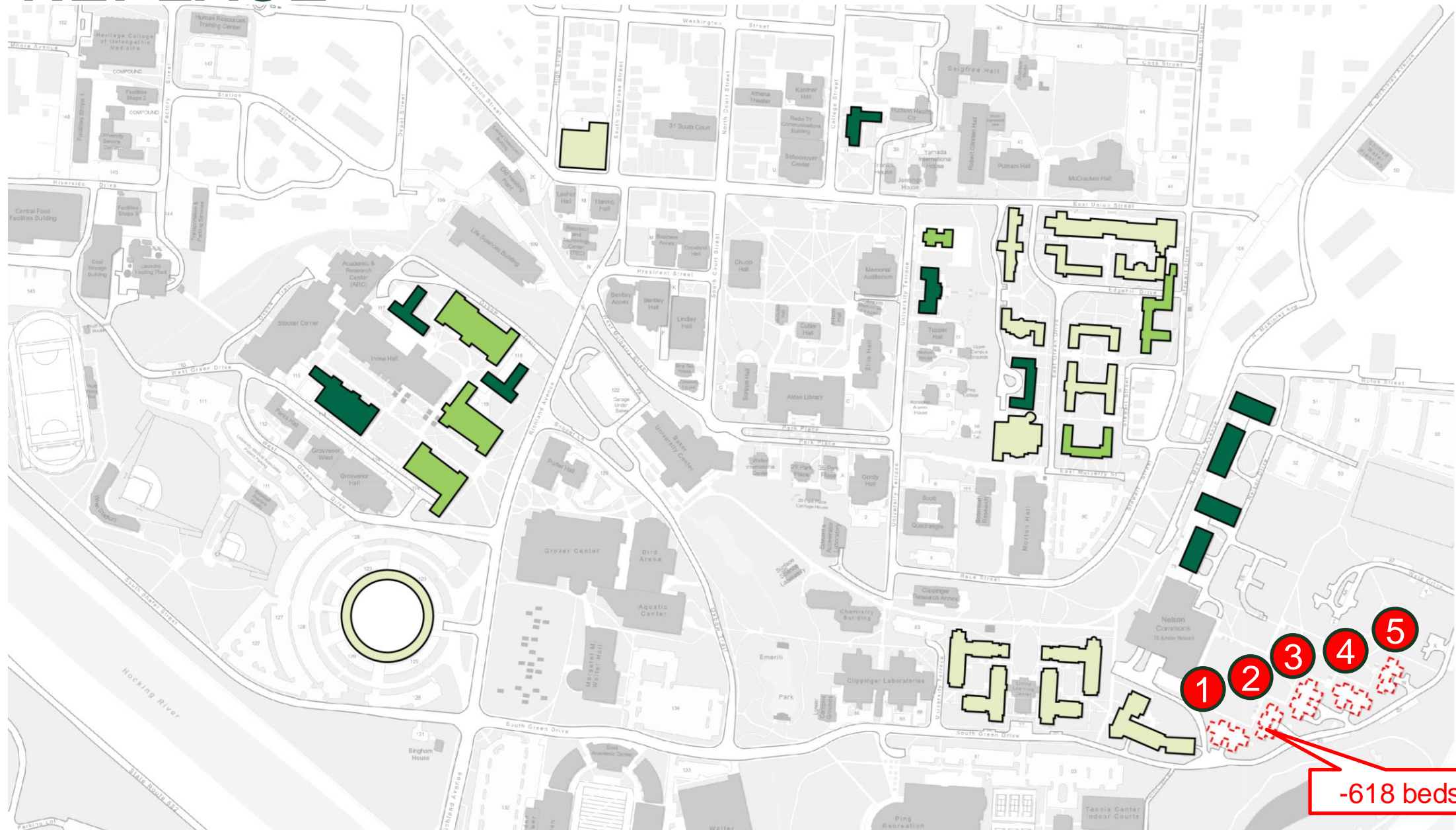
Total Building Area: 180,000 gross building area
Total Capacity: 600 beds
Parking Below Plinth - 35,000-40,000 gross building area
Parking Capacity - 100-125 spaces

SOUTH GREEN SITE – BACK SOUTH RAZED



Total Building Area: 180,000 gross building area
Total Capacity: 600 beds
Parking Below Plinth - 35,000-40,000 gross building area
Parking Capacity - 100-125 spaces

REPLACE



- 5 - NEW CONSTRUCTION
- 4 - MAINTAIN
- 3 - MINOR RENOVATION
- 2 - MAJOR RENOVATION
- 1 - REPLACE

Review Capacity

Consider building additional replacement beds depending on financial and bed capacity needs

1. Hoover
2. Ewing
3. Wray
4. Dougan
5. True

-618 beds

FINANCIAL OVERVIEW

BACK SOUTH

Ohio University Facilities believes they can keep buildings operational as they have been for next five years.

BldgCAT	Mod						
Sum of Grand Total	Column Labels						
Row Labels	Dougan	Ewing	Hoover	True	Wray	Grand Total	
ADA	\$142,128	\$314,928	\$142,128	\$114,696	\$142,128	\$856,008	
Electrical	\$2,999,942	\$483,895	\$465,425	\$2,395,777	\$2,987,255	\$9,332,293	
Elevators	\$675,578	\$478,126	\$478,126	\$4,320	\$671,258	\$2,307,409	
Exterior	\$465,850	\$804,915	\$749,598	\$102,098	\$190,188	\$2,312,649	
FF&E	\$62,333			\$1,728	\$16,879	\$80,940	
Finishes	\$3,146,021	\$1,745,004	\$2,003,399	\$1,923,867	\$3,130,296	\$11,948,587	
HVAC	\$914,597	\$1,556,939	\$824,463	\$556,888	\$754,216	\$4,607,102	
Indoor Plumbing	\$3,040,899	\$217,269	\$2,944,154	\$351,158	\$3,032,410	\$9,585,889	
Sprinklers	\$643,244	\$436,119		\$436,119	\$643,244	\$2,158,724	
Studies	\$10,800	\$10,800	\$10,800	\$10,800	\$10,800	\$54,000	
Grand Total	\$12,101,391	\$6,047,994	\$7,618,093	\$5,897,450	\$11,578,673	\$43,243,602	

> Next Five Years

- \$60K/building in O&M Labor
- \$300K water lines
- \$300K boiler
- \$150K generator
- \$200K cosmetic improvements to keep online

> Elevator

- Are obsolete so could run into an issue if parts break down resulting in inability to bring elevator back online (accommodations or replace)
- \$500-600K/ today's dollars replacement per building
- Domino of other systems

> \$43M Total Through FY26

- Mixture of modernization and Deferred Maintenance

Financial Plan



FINANCIAL PLAN SUMMARY

Methodology: The financial analysis tested various scenarios to accomplish planning goals. Scenarios were tested for impact on overall housing system capacity and ability to meet housing needs as well as impact on reserves and annual cash flow.

Goals: Three overall goals underpinned the scenarios tested.

- Create near-term capacity to perform major renovations of key halls as well as long-term capacity to take the Back South offline.
- Improve overall housing condition and expand offerings of a diverse residential portfolio.
- Maintain financial sustainability with a cap on debt at \$75M and a reserve balance equating to a year of debt service.

Assumptions: To test these scenarios, the team relied on the following assumptions.

- **HRL Budget:** Baseline housing budget provided by Ohio University Housing and Residence Life, including current reserve balances, revenue and occupancy projections, and annual inflation.
- **New Construction:** 600-bed hall.
 - Assumed all-in project cost of \$450 per GSF.

- Additional site preparation and enabling projects of \$16.5M
- Total project costs of \$94.6M
- Debt financing at 5% of \$75M of total project costs.
- **Minor Renovations:** \$150/ GSF
- **Major Renovations:** \$250/ GSF

Strategy:

- **Near-term:** Build approximately 600 beds of additional housing by Fall 2026.
 - New beds will address acute enrollment-driven need for additional beds as well as create flexibility to pursue major renovations in the medium-term.
 - Fund this new construction with a mix of internal bank funds, spending from margin, and reserve funds.
- **Medium-term:** Utilize new capacity to undertake major strategic renovations.
 - Fund these major renovations with spending from margin and reserve funds.
 - Where possible, also engage in minor renovations
- **Long-term:** When major renovations are complete, utilize surplus beds to take Back South halls offline, pending future enrollment.

- If enrollment continues to grow, further new construction may be required to take the Back South halls offline.
- If enrollment slows or declines, Back South may be taken offline without further new construction
- **Reserve Balance:** Maintain reserves to cover at least one year of total debt service (\$15M).

Results:

- Preliminary financial modelling suggests the housing system can support the proposed capital improvement plan and maintain a healthy operating margin.
- Student affordability levels are maintained as the plan assumes consistent escalation of rates but no major restructuring of rent.
- The housing system continues to support significant institutional overhead & transfers. B&D's analysis of OHIO's housing system versus other comparable institutions shows that the current levels of institutional support are overburdening the system. However, these assumptions are maintained given the importance of the housing systems contribution to support campus enrollment initiatives.

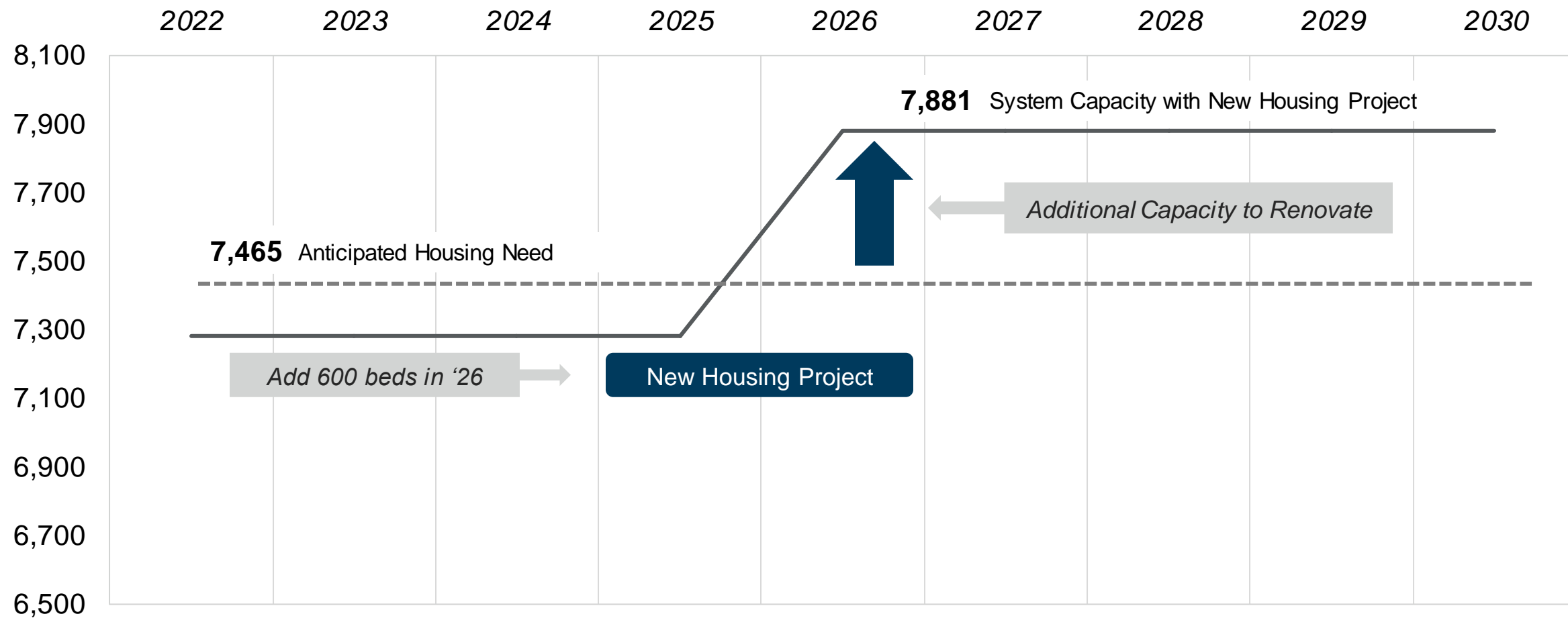
FINANCIAL OVERVIEW: PRINCIPLES

- › **Committing to replacement beds and plan creates flexibility for future changes.**
 - Every biennium, OHIO updates it's capital plan and will align capacity assumptions to plan for future needs.
- › **Use of Back South will be reassessed during each future capital planning biennium, with target for replacement approach by 2024.**
 - During that time, we leverage off campus market.
 - Mod South halls are expected to need \$2M+/- investment by year 2027.
- › **Reserve Balance:** Maintain reserves to cover at least one year of total debt service (\$15M).
- › **Replacement Beds:** Build approximately 600 beds of additional housing by Fall 2026.
 - New beds will address acute enrollment-driven need for additional beds as well as create flexibility to pursue major renovations in the medium-term.
 - Contributes to room type diversity goals and addresses future deferred maintenance offset.
 - Addresses replacement bed need for Back South.
- › **Renovations:** Utilize new capacity to undertake major strategic renovations.
 - Where possible, also engage in minor renovations.
 - Goal of residential portfolio to hit 100% renovated.

Financial Overview

PHASING STRATEGY

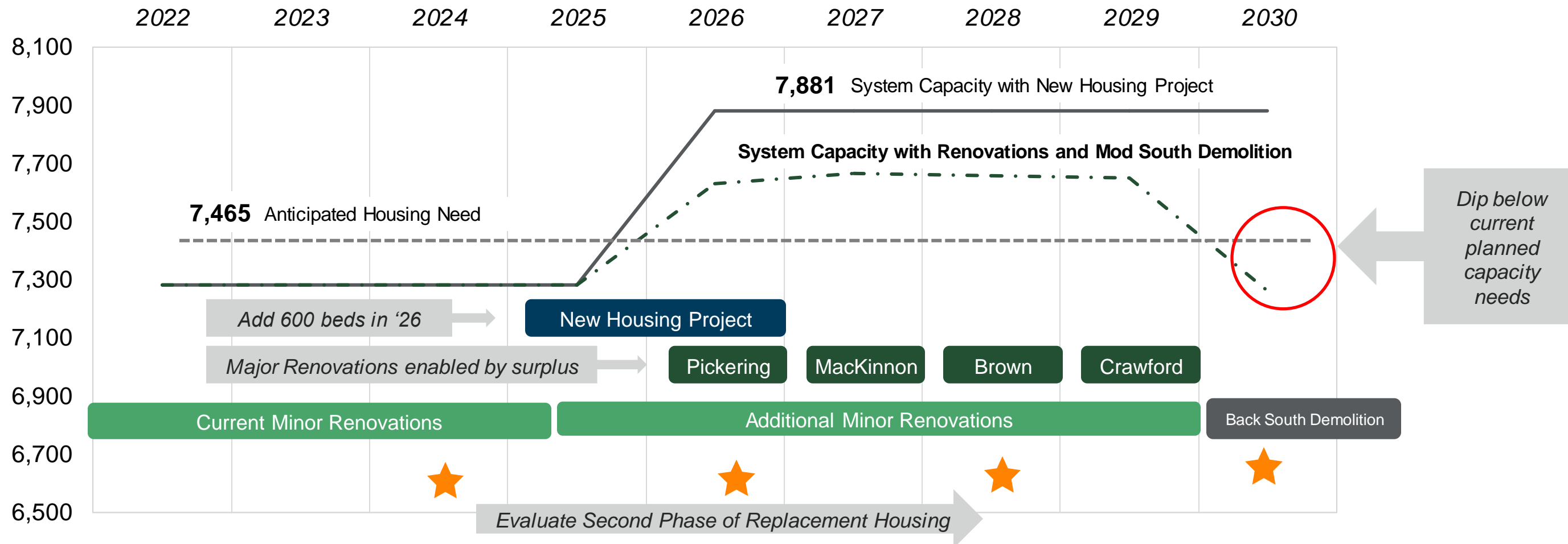
- › In the near-term, adding approximately 600 beds of new housing will meet the current shortfall, meet bed type capacity goals, and create capacity to pursue major strategic renovations.



FINANCIAL OVERVIEW

PHASING STRATEGY

- › With current planned enrollment assumptions and renovation strategies, we anticipate additional new bed needs to maintain housing need with Back South demolition.



Financial Overview

FY23 BUDGET SUBMISSION

- › In addition to \$37M in reserves, Ohio University Housing and Residence Life expects an operating margin between \$11M and \$20M through 2030.

In FY23...

\$54.9M Gross Revenues

- \$5.8M Funding Transfers
- \$7.2M Compensation
- \$5.6M Supplies, Services and Capital Costs
- \$10.7M Debt Service

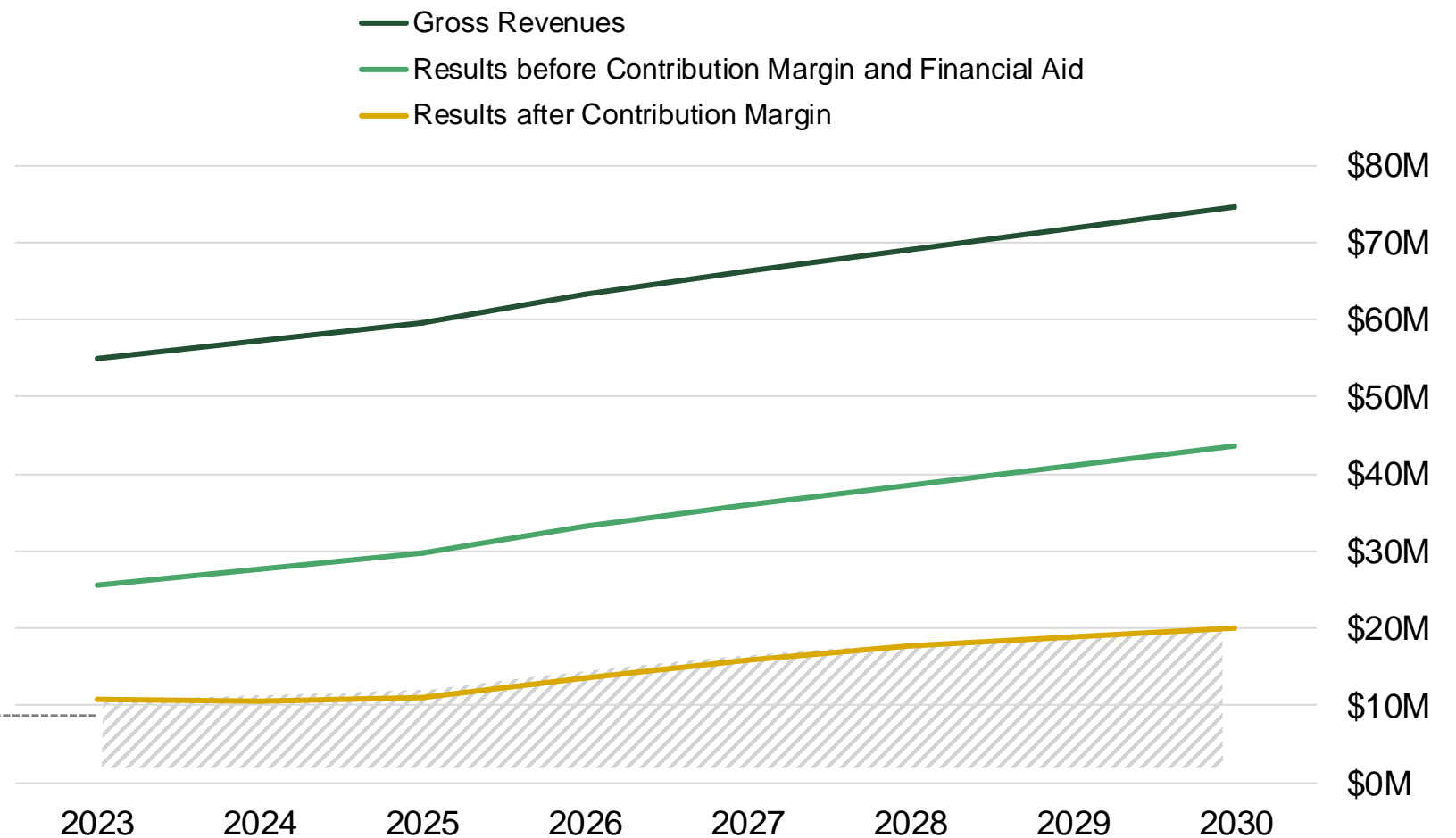
\$25.5M Results of Operation before Contribution Margin and Financial Aid

- \$6.9M Contribution Margin
- \$7.9M Financial Aid

\$10.7M Available for Reinvestment

Margin Available for Reinvestment
 Annual: \$11M-\$20M
 Total: \$118M

Budget Projection: FY23-30*



*Source: FY23-26 – Housing and Residence Life; FY29-30 extrapolated based on FY23-26 Averages

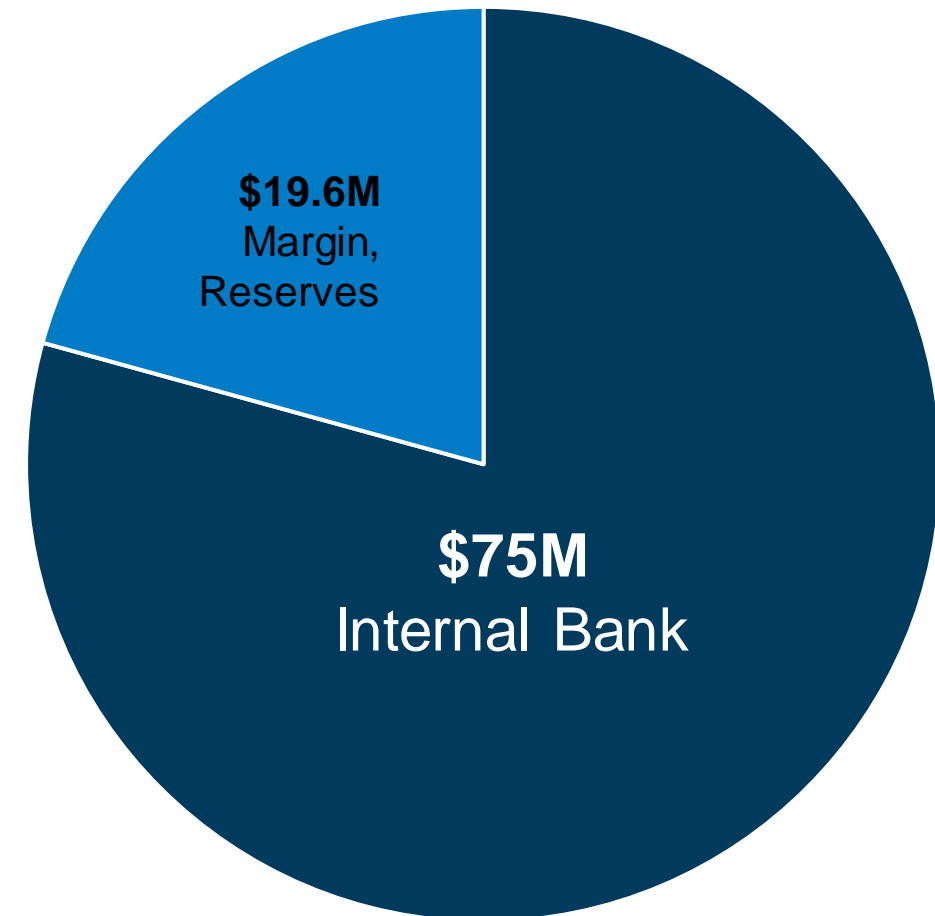
FINANCIAL OVERVIEW

NEW HOUSING PROJECT

- › To support the new housing project, which enables further major renovations, we anticipate supplementing margin and reserves with internal bank spending.
- › The anticipated allocation for the new construction project includes enabling and utility projects, plus a buffered construction cost to anticipate future inflation.

- › **Scale:** ~600 Beds; 180K GSF
- › Construction in 2024/2025
- › Opening by Fall 2026
- › **Construction Allocation:** \$450/GSF all-in
- › **Other Costs:**
 - \$6.6M Enabling Projects (Garage, Plinth, Site Prep)
 - \$7.0M University utility and chiller capacity costs
- › **Total New/Replacement Capacity:** \$94.6M

New Housing Project
Anticipated Funding Sources (\$MM)

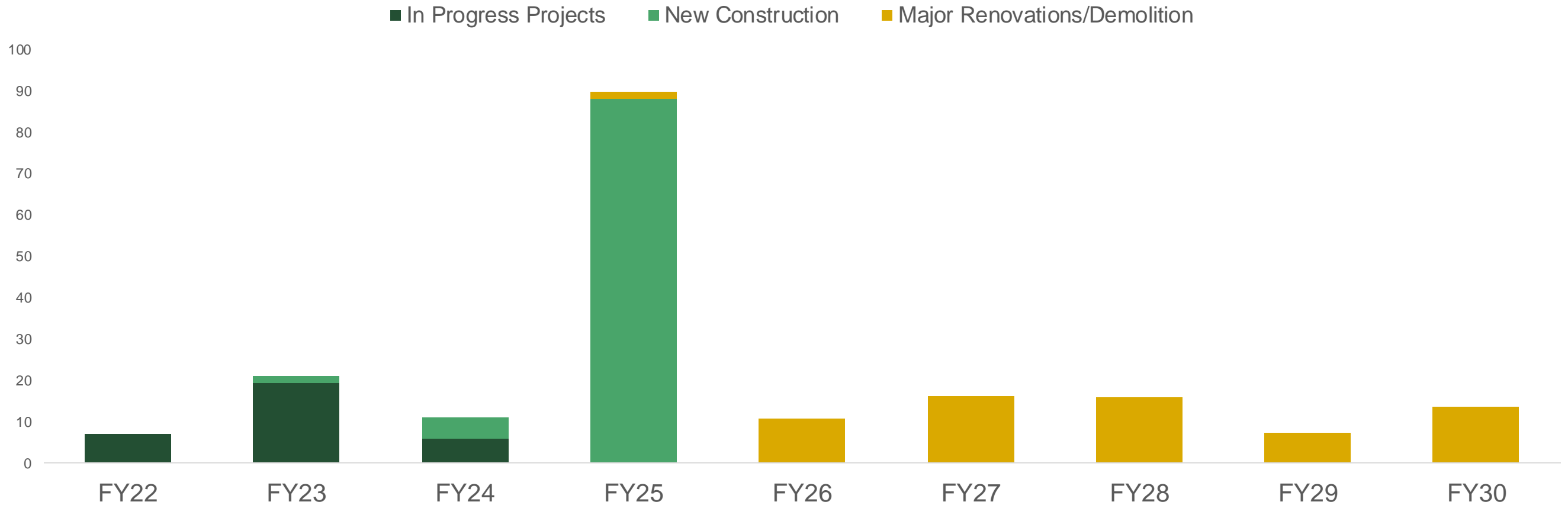


Financial Overview

ANTICIPATED CAPITAL SPENDING

› Excluding minor renovations, total investment through FY30 is anticipated to be \$192M

Capital Spending by Year (\$MM)



NEXT STEPS

HOUSING MASTER PLAN

- Integrate capital improvement plan priorities into broader University Six Year CIP process
- Bring prepared projects to Board of Trustees for approval at future dates
- Continue diligence in review of capacity assumptions and timing of next projects