Ridges Advisory Committee

May 17th, 2017
(last meeting was May 3rd, 2017)
Sunset Review Committee:
THE STATE LEGISLATURE PASSED AND THE GOVERNOR SIGNED HOUSE BILL 471 LATE LAST YEAR RENEWED THE LAND USE ADVISORY COMMITTEE WHICH REPORTS RECOMMENDATIONS TO THE PRESIDENT OF OHIO UNIVERSITY, THROUGH DECEMBER 31ST, 2020

Ridges Advisory Committee
Membership & Roles

Membership
- Deborah Shaffer, Ohio University Vice President of Finance and Administration, chair (Ohio University President designee)
- Andy Stone, Athens Director of Public Works and City Engineer (City of Athens Mayor designee)
- Lenny Eliason, Athens County Commissioner
- Christine Knisely, Athens City Council President
- Pam Callahan, community member
- Tom O’Grady, Southeast Ohio History Center Executive Director

Role: The committee, which is composed of members representing Ohio University, the City of Athens and Athens County, is tasked with periodically providing feedback on the comprehensive land use plans for The Ridges and the University’s progress toward its implementation. The committee reports its recommendations to Ohio University’s president.
Ridges Advisory Committee

Agenda

Ridges Advisory Committee
• Members & Roles

Overview of The Ridges Framework Plan

Recent Activities
• Comprehensive Master Plan
• Kirkbride Stabilization
• Lin Hall HVAC
• Kirkbride Walking Tour
• Ridges Observatory
• Public-Private Partnership Exploration

New Project Review
• Tier 1 Use Modification
• Tier 2 Opportunities
• Administrative Relocation
Recent Activities

- Comprehensive Master Plan
- Kirkbride Stabilization
- Lin Hall HVAC
- Kirkbride Walking Tour
- Ridges Observatory
- Public-Private Partnership Exploration
- Review of project requests and Framework plan changes
Recent Activities
Kirkbride Stabilization

First Project identified and implemented from Framework plan: $300,000

Roof & gutter replacement (2015-2016)

• Stop-gap roofing, water proofing, and gutter repair measures on the west Kirkbride buildings
• Long-term solution is to repair attic rafter systems with structural damage and install permanent roof replacements as done on Bldgs. 13, 14, and 18

Tuck pointing

• Water damage from failed gutters is a major cause of brick deterioration
• Stabilization work successfully addressed some areas that were damaged, including sandstone restoration
**Project Description**

- $2.7M
- HVAC work including calibration of existing equipment, supplement the existing heating and cooling units with new equipment, provide automation control and provide humidity control to protect the artwork
- Consolidated art/artifact storage and rehabilitation of former milk house
- Gutter replacement
- Stonework
- Flat roof repair

**Recent Activities**

Lin Hall HVAC
Recent Activities
The Ridges Observatory

• Second project identified and supported by the Framework Plan to be implemented
  • Construction began Fall 2016
  • Dedication May 6th, 2017

• Future improvements under consideration, including:
  • Architectural lettering to identify the observatory
  • Permanent staircase from Konneker
Recent Activities
Kirkbride Walking Tour

• Exterior tours of the buildings are performed by George Eberts, local historian and former staff member of the Athens Asylum
• Mr. Eberts has also requested the ability to do walking tours inside the buildings
• The request has been reviewed with Facilities and Safety
• University Planning has determined suitable route
• Currently, the University is reviewing financial and legal obligations
Purpose

- Building on the Framework Plan recommendations, the P3 exploration was intended to gauge interest from private developers to partner in renovations

Objectives

- Moving forward on a major recommendation of the Framework Plan
- Exploring new opportunities/interests from the community
- Discovering non-University resources

Process

- The P3 opportunity was advertised
- Statements of interest were received
- An info day was done in January
- The University is reviewing next steps
New Project Requests

- Tier 1 Use Modification
- Tier 2 Opportunities
- Administrative Relocation
Space Planning Across Campus
What is the task?

• **Drivers:**
  • Several academic and academic support space requests submitted
  • HCOM and Engineering Research Projects require the relocation of multiple administrative units

• **Task:**
  • Understand academic and academic support space needs and ensure there are avenues for them to be met
  • Explore all options to meet administrative relocation strategy needs in effort to reduce cost impact

• **Planning Assumptions:**
  • Minimize investments in Administrative relocations
  • Ensure there are core campus options to Academic & Student Support needs
  • Maintain options for future swing space needs (emergencies, unexpected construction swing, interim program change development) (TOTAL?)
    • Have maintained 16,000 NASF classroom (Tupper), 38,000 NASF office (Lindley)
    • Minimum: ?
Engineering & HCOM

Why relocate Admin

- Strategy overall less expensive than new facility for Engineering
  - Deferred Maintenance in WUSOC: $16M
  - New Building @ 110 GSF: $66-$75M depending on site
- HCOM Strategy: Least expensive option for biggest impact

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### SUMMARY OF PAST SCENARIOS EXPLORED

**Comprehensive Master Plan Recommendation:** Ridges Kirkbride Full Administrative Relocation

Admin Total Cost: $43 M.

**FY17-FY22 CIP Plan:** Ridges Kirkbride Reduced Program

Admin Total Cost: $28.0 M

Not included: new admin needs over past year: UCM, OUPD

**Renovation of Ridges Building and Repurpose Vacated HCOM Space for Administrative Relocation**

| Administration: $16.5 M |
| Facilities Shop: $3.0M |
| Academic: $1.5-4 M |
| Advancement: $1-2 M |
| Student Affairs: $2.5-3.5 M |

Total Cost: $28 M

**Repurpose Dormitories and Vacated HCOM Space for Additional Campus Space Needs**

| Administration: $9-10 M |
| Facilities Shop: $3.0M |
| Academic: $1-3 M. |
| Advancement: $1.5-2.5 M. |
| Student Affairs: $2.5-3.5 M |

Total Cost: $17 M.

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**Current Option:** Explored further, to refine costs and priorities

**Removed from consideration**

Notes: Balances reserve of academic/swing space with strategic use of existing close-to-move-in ready facilities
ADMINISTRATIVE SPACE NEEDS | Department Break Down

TOTAL SPACE NEED:
93,750 NASF
- Reduced by 6,036 NASF due to space efficiency issues with existing space
- Additional savings if going to renovated dedicated space

TOTAL EXISTING SPACE:
99,786 NASF

While not displaced by West Union Green projects, these units were added to the Administrative Relocation Program due to space changes in their current locations

- Reduced by 6,036 NASF due to space efficiency issues with existing space
- Additional savings if going to renovated dedicated space

OIT (WUSOC) 33,843 NASF
FINANCE AND HUMAN RESOURCES (WUSOC AND HRTC) 27,487 NASF
OTHER DEPARTMENTS (WUSOC AND HRTC) 23,223 NASF
OTHER DEPARTMENTS 15,233 NASF

DEPARTMENT SYSTEM SOLUTIONS 5,182 NASF
INFORMATION SECURITY OFFICE 2,646
OFFICE OF THE CIO 8,502 NASF
IT SUPPORT SERVICES 5,675 NASF
APPLICATION INFO SOLUTIONS 7,763 NASF
EMERGING TECHNOLOGIES 4,075 NASF

FINANCE & ADMINISTRATIVE SYSTEMS 1,232 NASF
DIVISION OF FINANCE 307 NASF
FINANCIAL SYSTEMS 2,076 NASF
VPF&A STORAGE 1,919 NASF
BUDGET PLANNING AND ANALYSIS 2,648 NASF
FOUNDATION ACCOUNTING 1,507 NASF

GRANTS AND CONTRACT ACCOUNTING 1,379 NASF
PROCUREMENT SERVICES 3,392 NASF
TRAINING COMMUN. & DOCUMENTATION 1,115 NASF
CONTROLLER 1,805 NASF
HUMAN RESOURCES 7,206 NASF
HRTC MEETING ROOMS 2,901 NASF

ARCH. DESIGN & CONSTRUCTION 7,921 NASF
CAPITAL PROJECTS 1,467 NASF
REAL ESTATE 1,752 NASF
LEGAL AFFAIRS 2,151 NASF
UNIV. ADVANCEMENT 1,736 NASF + 877 in HRTC
CUISINE SERVICES 3,197 NASF + 470 BD STORAGE

FINANCE & HUMAN RES. 22,000 NASF
OTHER DEPARTMENTS 22,000 NASF
OTHER DEPARTMENTS 21,750 NASF
OTHER DEPARTMENTS 16,000-20,000 NASF

OIT 34,000 NASF
FINANCE & HUMAN RES. 22,000 NASF
OTHER DEPARTMENTS 22,000 NASF
OTHER DEPARTMENTS 21,750 NASF
OTHER DEPARTMENTS 16,000-20,000 NASF

TOTAL SPACE NEED:
93,750 NASF
- Reduced by 6,036 NASF due to space efficiency issues with existing space
- Additional savings if going to renovated dedicated space

TOTAL EXISTING SPACE:
99,786 NASF
Most space needs in this area result in increased programmatic need in places where that is not possible, thus each request vacates a space that can then be repurposed.

- CPS, specific time sensitive request
- SAP/Ellis Hall Occupant review
- Review Provost Priorities
- These require central/core campus locations

**Academic, Academic Support, Student Support**

- Chubb Hall: University College/Enrollment Management 1,500, plus visitor’s center component-add 7k
- OMSAR: Space Increase Total 3,390 (2,066 existing)
- On-going need for swing space: Emergency relocations, renovations Current: 38K-office, 19K classroom
- Veteran’s Center: Space request 2,000 NASF
- College of Fine Arts: Multiple space and condition issues Impact on Accreditation TBD
- OPIE Program consolidation from multiple buildings 16,000 NASF
- College of Arts and Sciences: Interdisciplinary Studies-- African Am. Studies Women, Gender Studies, Food Studies, Contemp. History Inst.: 5,000 NASF
- University Advancement: Konneker/Request for 29 PP
- LGBT Center: Additional space request (802 now, estimate 500 more)
- OU Press: Currently in 31 S. Court, will relocate to Alden: 3,000 NASF
- College of Fine Arts: Dean’s Office Relocation: 2,800 NASF
- Testing Facility Consolidation: Bromley and Lindley spaces combined 4,000 NASF
- What do we not know?
FY17-FY22 CIP: Included

ORIGINAL ADMINISTRATIVE RELOCATION 68,650 NASF
From the 17-22 CIP

ADMINISTRATIVE RELOCATION 92,250 NASF
Issues emerged after CIP, increasing space needs

ADDITIONAL CAMPUS NEEDS AND PRIORITIES 123,950 NASF
Ensures that campus space in utilized to meet all academic and student service needs
Considerations

• Site development should reflect that it is an essential green to campus
• The Kirkbride and cottages can support any number of flexible, creative uses

Key Recommendations

• Respect the historic front yard as essential open space
• Enhance connectivity to campus
• Buildings are prioritized in regards to significance
• Compatibility recommendations reflect a number of potential uses
• Consider public private development and other financial strategies to find resources for plan implementation
Repurpose Existing University Space
Renovations to Kirkbride Buildings

Opportunities/ Challenges
- Kirkbride buildings are readily adaptable for offices
- Utility infrastructure upgrades to these buildings are not fully known

Costs
Over $30M for Renovations
Reduced amount of program space
Issues with access
Finding an approximate 28-40NASF space block

Ridges Kirkbride 13/14/18
36,000 NASF
76,700 GSF
- Larger footprint
- Lower $/NASF
- RFP recommends preservation
- Accommodates additional space needs
$12,485,000
$339/NASF

Ridges Building 20
28,000 NASF
55,000 GSF
- Smaller footprint
- Lower total cost
- Non-contributing building (RFP)
$9,726,000
$347/NASF

Alternative university building repurpose
27,050 NASF
- Smaller footprint
- Lowest total cost and $/NASF
- 2.5 miles from campus
$8,660,000
$295/NASF
Project Description

- 93KNASF Administrative units displaced by creation of new Union Street Green: Engineering and HCOM projects
- University reviewing options that minimize investment impact to academic units

Options

- Kirkbride Bldgs. 13, 14 & 18
  - Graduate Art Studios in 13 & 14
  - Newer roof
- Bldg. 20
  - Significant issues with 3rd floor water penetration through the roof, MEP issues, and ceiling masonry
  - Though deteriorating, many 1st and 2nd floor office spaces are in satisfactory condition
- Ridges P2-private partner/lease
Advisory Committee Review
Administrative Relocation

Buildings 13, 14, & 18
Female Patient Wards

- Year Constructed: 1870
- Framework Recommendations:
  - Primary significance buildings
  - Architecturally contributing
  - Retain these buildings
- Renovation Area: 60,700 GSF / 37,800 NASF
- Conceptual Renovation Costs: $12.5M ($330/NASF)

Building 20
Receiving Hospital

- Year Constructed: 1949
- Framework Recommendations:
  - Tertiary significance building
  - Non-conforming intrusion
  - Consider removal
- Renovation Area: 55,811 GSF / 28,000 NASF
- Conceptual Renovation Costs: $9.8M ($350/NASF)
Questions and Next Steps

Ridges Advisory Member Questions?

Next Steps:
• Working through guidelines for Tier 1 repurpose to non-developable land

Future Meetings
• Discuss how often group wants to meet

Updates:
https://www.ohio.edu/planning-space/up/d20.cfm
A distinctive residential university experience
Enhance OHIO’s distinctive physical environment and strengthen connections to its natural setting, City of Athens and southeast Ohio, and 200 years of campus history.

A community of learners
Support a transformative living and learning environment including flexible, technology-enabled and collaborative spaces for teaching, research, outreach and innovation.

Stewardship of assets
Support OHIO’s commitment to sustainability and Smart Growth by responsibly renewing, using and leveraging our existing built and natural resources.

A welcoming and user friendly campus
Make our campus engaging, accessible and safe to a diverse and inclusive campus community and visitors.

Support future evolution of campus needs
Support future evolution of campus needs Create flexible plans that will meet our future needs through integrating functions, supporting partnerships, smart utilization and agile implementation.