Ridges Advisory Committee

October 23, 2019
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.
Discussion from past meetings

April 30, 2018 Meeting
- Update regarding various buildings at The Ridges
- Update and review of current renovation projects
  - Ridges 13/14/18 Renovation
  - Ridges Site Improvements
- City of Athens needs, including road and sewer
- Workshop Discussion
  - Future Ridges Projects

August 29th, 2018
- Ridges 13, 14, 18 Renovation
- Roadway Updates: Ridges Circle
- Ridges 20 Demo/Parking Lot
- Konneker HVAC
- Projects in Planning:
  - Ridges 7
  - Ridges 29
  - Ridges 37
  - Cisterns
- Development Updates

March, 2019
- Public Engagement
- Approved Projects Update:
  - 13, 14, 18
  - Ridges 20, Path, Parking
- March BoT Projects
  - Utility connection to 21
  - Accessory Bldg demo
- P3 Opportunities & Infrastructure
- Brick Prioritization
Today’s Agenda

FYI Items
- Traverse City Trip Reflection
- Sunset Committee
- Current utilization and solidified projects map (review current state)

Construction Updates
- Road updates
- Demo updates
- Ridges 13, 14, 18, 20, utilities, etc. update
- Pedestrian pathway

Future Items:
- Ridges 2020 Celebration
- Tier 2 Conversion to conservation land: draft guidelines
- 2,3,4,5 and housing P3
- Ridges Café P3
- Museum outdoor signage
The Village
Traverse City, MI

- Mixed Use
- Senior Housing
- Combatabale uses
- OHIO Unique-academic
Chairman Jordan, members of the Sunset Review Committee, my name is Shawna Bolin. I am the University Planner at Ohio University. Thank you for allowing me to provide testimony on behalf of the Land Use Advisory Committee to the President of Ohio University. Ohio University respectfully asks for re-authorization of the Land Use Advisory Committee.

The Ridge property, formerly the Athens Lunatic Asylum, was conveyed to Ohio University by the State in 1988. The 117th General Assembly in House Bill 576 outlined designating an advisory committee to advise the Board of Trustees on land uses to be made by Ohio University. This committee provided recommendations on the 1998 Ridge Land Use Study that Ohio University developed.

In March of 2013, Ohio University leadership recognized the need to update the 1988 statutory make-up of the committee in order with current university practice. With the support of the legislature, we worked to revise the legislative language as it relates to the committee and its reporting structure. This revised statute was passed by the 130th Ohio General Assembly as House Bill 59.

The Land Use Advisory Committee provided valuable review and feedback to President McDavis and the university committee during a planning process that updated our Ridge property land use plan, The Ridge Framework Plan. The committee is comprised of members of the city and county government as well as members of the community who have special knowledge or experience in land use planning, preservation, and economic development. The committee met approximately 8 times during the year-long planning effort to update the land use plan and submitted a letter recommending the Framework Plan to be adopted as the current Ridge property land use plan.

Moving forward, this committee will provide valuable expertise as the University implements the recommendations within the Ridge Framework Plan.

Respectfully,

Shawna A. Bolin
Ridges Framework Plan

Setting the stage for adaptive reuse & strategic partnerships

RIDGES ACREAGE SUMMARY

<table>
<thead>
<tr>
<th>Category</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>RIDGES TOTAL AREA</td>
<td>700</td>
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<tr>
<td>EXISTING DEVELOPED AREA</td>
<td>65</td>
</tr>
<tr>
<td>PROPOSED DEVELOPMENT</td>
<td></td>
</tr>
<tr>
<td>• TIER 2 HOUSING/COMMERCIAL</td>
<td>50</td>
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<tr>
<td>• RIDGES GREEN DEVELOPMENT</td>
<td>5</td>
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<tr>
<td>UNDEVELOPED &amp; CONSERVED</td>
<td>580</td>
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Currently occupied buildings at The Ridges
Future Framework Principles In Action

**Stabilize and Protect Worthy Structures**
- Building Stabilization Packages
- Building 33, 8 roof projects; CDC HVAC
- Konneker roof, windows, HVAC, boiler
- Explore arts village, retail and academic expansion within the suitability of structures

**Support Strategic Mission of the University**
- Building 13, 14, 18 renovation
- Lin Hall 210 Museum Complex Gallery
- Outdoor museum signage
- Museum Complex Expansion
- Research projects

**Identify Adaptability of Buildings and Land**
- Ridges 20 removal, parking and site
- Ridges 37 improvements
- Remove failing/obsolete structures-29, 15
- Ridges rear corridor site/ bldg. opportunities: 6/7, 16/17

**Enhance Connectivity**
- Ridges Circle roadway improvements
- Ridges Pedestrian Connection Path
- Sweeping connector pathway to main campus
- Additional Road Enhancements

**Embrace Sustainable Development**
- Building 21 Utility decentralization
- Designated Conservation Land
- Continue decentralizing utilities from central plant
- P3 Exploration in Buildings 2, 3, 4
- Tier 2 Land-Housing & Development
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- Road updates
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- Ridges 13, 14, 18, 20, utilities, etc. update
- Pedestrian pathway

Future Items:
- Ridges 2020 Celebration
- Tier 2 Conversion to conservation land: draft guidelines
- 2,3,4,5 and housing P3
- Ridges Café P3
- Museum outdoor signage
# Ridges Projects Overview

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Budget</th>
<th>Investment Category</th>
<th>Cost/SF</th>
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<tbody>
<tr>
<td><strong>Administrative Relocation Projects:</strong></td>
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<tr>
<td>Ridges 13, 14, and 18 Renovation</td>
<td>$15,330,234</td>
<td>Renovation, Deferred Maintenance</td>
<td>$150.41</td>
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<tr>
<td>Ridges Parking Lot, Site Improvements and Building 20 Demo</td>
<td>$2,764,330</td>
<td>Demolition, Paving</td>
<td>$27.12</td>
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<tr>
<td>Ridges Utilities Decentralization and Site Prep</td>
<td>$2,620,865</td>
<td>Demolition, Utility Decentralization</td>
<td>$25.71</td>
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<tr>
<td><strong>Subtotal:</strong></td>
<td>$20,715,429</td>
<td>Administrative Relocation</td>
<td>$203.25</td>
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<td><strong>Other Projects:</strong></td>
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<tr>
<td>Konneker Research HVAC and Building Envelope</td>
<td>$5,000,000</td>
<td>Deferred Maintenance</td>
<td>$67.50</td>
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<tr>
<td>Ridges 33 Roof Replacement</td>
<td>$925,000</td>
<td>Deferred Maintenance</td>
<td>$120.31</td>
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<td>Ridges 37 Roof Replacement</td>
<td>$850,000</td>
<td>Deferred Maintenance</td>
<td>$94.44</td>
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<td>Ridges Circle Roadway Repair</td>
<td>$600,000</td>
<td>Paving</td>
<td>$31.54</td>
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<td>Ridges Cooling Tower Replacement</td>
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<td>Child Development Center HVAC Controls Upgrade</td>
<td>$358,175</td>
<td>Deferred Maintenance</td>
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<td>Ridges 32 Roof Replacement</td>
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<td>$33.32</td>
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<td>Ridges 2, 3, and 4 Electrical Feed</td>
<td>$51,300</td>
<td>Utility, Code Compliance</td>
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<tr>
<td><strong>Subtotal:</strong></td>
<td>$8,293,125</td>
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<tr>
<td><strong>Total Ridges Investment:</strong></td>
<td>$29,008,554</td>
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</table>
Ridges Circle Roadway Repair

Project Updates:
• Work Completed:
  • Demolition and mass grading
  • Storm sewer and underdrain installation is complete
• Work Planned in next month:
  • Roadway aggregate base
  • Concrete curb
  • Concrete roadway
• Concerns:
  • Unknown utilities necessitated storm sewer adjustments via change order; within budget

<table>
<thead>
<tr>
<th>Project</th>
<th>Current Budget</th>
<th>Planned Substantial Completion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ridges Circle Roadway Repair</td>
<td>$600,000</td>
<td>November 22, 2019</td>
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</table>
Ridges 13, 14 and 18 Renovation & Enabling Projects

Project Updates:

• Work Completed:
  • 13, 14 & 18 Mechanical/electrical systems and window installation in progress
  • Enabling project work underway – Building 20 demolished, temporary heat in Building 21 (temporary propane tank), utility relocates in progress through connectors
  • Pathway from Richland Ave to The Ridges in progress
• Work Planned:
  • Continue mechanical and electrical systems and window Installation
  • Complete parking lot at former Building 20 site prior to winter weather conditions
  • Natural gas service to Building 21 in November – will enable removal of temporary propane tank
  • Demolition of Buildings 15 and 29 and the associated connectors; fill-in of courtyard cisterns
• Concerns:
  • Long-term management of lead-based paint

<table>
<thead>
<tr>
<th>Project</th>
<th>Current Budget</th>
<th>Planned Substantial Completion</th>
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<tbody>
<tr>
<td>Ridges 13, 14 and 18 Renovation</td>
<td>$16,410,234</td>
<td>February 2020</td>
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<tr>
<td>Ridges Parking Lot, Site Improvements and Building 20 Demolition</td>
<td>$1,848,330</td>
<td>March 2020</td>
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<tr>
<td>Ridges Utilities Decentralization and Site Prep</td>
<td>$2,456,865</td>
<td>February 2020</td>
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<tr>
<td>Total</td>
<td>$20,715,429</td>
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</table>

October 22, 2019
Ridges 13, 14 and 18 Renovation & Enabling Projects
Ridges 13, 14, and 18 Renovation

• Significant challenges during construction:
  – Unforeseen concealed ventilation shafts and associated structural modifications
  – Unanticipated restoration of deteriorated plaster
  – Flooring substrate in poor condition, requires removal and replacement

Breakdown of Contingency Costs to Date

<table>
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<tr>
<th>Description</th>
<th>Cost</th>
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<tr>
<td>Unanticipated Building Conditions</td>
<td>$569,918</td>
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<tr>
<td>Additional Demolition Required</td>
<td>$14,267</td>
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<tr>
<td>Additional MEP Work Required</td>
<td>$137,385</td>
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<tr>
<td>Other</td>
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<tr>
<td><strong>Total Contingency Cost to Date</strong></td>
<td><strong>$864,234</strong></td>
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</table>

As door openings are widened to meet ADA widths, numerous concealed ventilation shafts have been uncovered throughout the structure, which has resulted in costly structural modifications.
Ridges Budget Restructures

Restructuring the budgets will accomplish the scope of all three projects without additional funding.

<table>
<thead>
<tr>
<th>Project</th>
<th>Current Budget</th>
<th>Budget Realignment</th>
<th>Final Budget</th>
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<tbody>
<tr>
<td>Ridges 13, 14 and 18 Renovation</td>
<td>$15,330,234</td>
<td>+$1,080,000</td>
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<td>Ridges Parking Lot, Site Improvements and Building 20 Demolition</td>
<td>$2,764,330</td>
<td>-$916,000</td>
<td>$1,848,330</td>
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<tr>
<td>Ridges Utilities Decentralization and Site Prep</td>
<td>$2,620,865</td>
<td>-$164,000</td>
<td>$2,456,865</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$20,715,429</strong></td>
<td><strong>$0</strong></td>
<td><strong>$20,715,429</strong></td>
</tr>
</tbody>
</table>
Additional Ridges Project Updates

Project Updates:

- **Work Completed:**
  - Konneker Research design in progress
  - Ridges 32 roof complete
  - Demolition of Ridges 33 roof in progress

- **Work Planned:**
  - Konneker Research bid opening in January 2020
  - Complete demo of Ridges 33 roof; begin new roof installation
  - Begin demo of Ridges 37 roof in November 2019

- **Concerns:**
  - Phasing of construction in Konneker Research to accommodate active labs
  - Abatement of hazardous heavy metals in the electrostatic precipitator on Ridges 33 roof

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<th>Project</th>
<th>Current Budget</th>
<th>Planned Substantial Completion</th>
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<tbody>
<tr>
<td>Konneker Research HVAC and Building Envelope</td>
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<td>May 2021</td>
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<td>Ridges 32 Roof Replacement</td>
<td>$99,950</td>
<td>October 2019</td>
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<td>Ridges 33 Roof Replacement</td>
<td>$925,000</td>
<td>January 2020</td>
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<tr>
<td>Ridges 37 Roof Replacement</td>
<td>$850,000</td>
<td>January 2020</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>$6,874,950</strong></td>
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</table>
Today’s Agenda

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- Traverse City Trip Reflection
- Sunset Committee
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Construction Updates
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- Pedestrian pathway

Future Items:
- Ridges 2020 Celebration
- Tier 2 Conversion to conservation land: draft guidelines
- 2,3,4,5 and housing P3
- Ridges Café  P3
- Museum outdoor signage
Ridges 2020

- **Joe/Shawna**: Chairs of planning committee
- **Facilities**: Steve Mack & Cliff Hamilton
- **Event Services**: Gwyn Scott/Dusty Kilgour, Cimmeron O’Conner, Liz Pahl
- **Museum Complex**: Nancy Stevens
- **Academic/Research Fair**: Geoff Dabelko
- **Marketing**: Robin Oliver & Gabrielle Johnson
- **Tour Tracks**: George Eberts & Tom O’Grady
- **City of Athens**: Steve Patterson, Paul Logue, & Sara Marrs-Maxfield, Chris Kniseley
- **Athens Visitor’s Bureau**: Paige Alost
- **Chamber of Commerce**: Michelle Ostrike
- **Real Estate**: Dom Brook
- **University Advancement**: Jen Bowie & John Rogers

**Example Event Partners**

- State of Ohio
- City of Athens
- Southeast Ohio History Center
- Preservation Works
- News Outlets
- Conference Services
- OU Inn
- Design firms who have been part of Ridges: Schooley Caldwell, MKSK, Champlain
- Athens County Economic Development
- Community
# Ridges 2020

<table>
<thead>
<tr>
<th>Highlighting significant academic and research contributions</th>
<th>Celebrating Community Commitment</th>
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</thead>
<tbody>
<tr>
<td>Comprehensive planning to advance program needs</td>
<td>Preserving Historic Heritage</td>
</tr>
<tr>
<td>Mission Driven Resource</td>
<td>Town/Gown Collaboration</td>
</tr>
<tr>
<td>Platform for sharing P3/Economic Development Opportunity</td>
<td>Development/Rehabilitation Celeration</td>
</tr>
</tbody>
</table>
Ridges 2020

• One Week, 3 threads:
  • Academic enterprise and OHIO future
    • OHIO academic showcase
  • Community Ridges Pride
    • Local businesses theme or hold events throughout week
  • Kirkbride enthusiasts and their conference
    • Hosted at ridges following 2 days
• Core day: Academic future and building opening/tours
  • Academic Fair before and after opening
  • Speaker
  • Bldg 13,14,18 opening
  • Coordinated Tour Tracks: Museum, History, Land, Past/Current/Future Use
Conservation Land
• Originally designated “Tier 1”
• Status update
Advisory Committee Review
Tier 1 Use Modification

• Framework Plan designated Tier 1 as suitable for development as a potential Eco-Village with conservation development methods in mind.

• Request from community and Land Lab group to not develop Tier One

• We brought alternative options for housing options for community on other portions of Ridges land

• Reviewed with Ridges Advisory Committee last year
Tier 1 Use Modification

New Label: Conservation Land

Indicates that land remains substantially undeveloped.

Need guidance/governance for allowed activities

Scenario developed, collecting feedback
Allowed activities:
• Academic uses: research, training, class labs
• Recreational activities including walking, hiking, running
• Pets if kept on a leash
• Mowing by OU personnel (per current practice)
Excluded activities:
• Permanent structures outside current developed area
• Camping, campfires
• Woodcutting, removal of plants or animals, hunting
• Bicycles
• Motorized vehicles (motorcycle, ATV)
Conservation Land – Governance

Need a means to address questions, special requests, etc

New: Ridges Conservation Committee
• Analogous to Land Lab Committee
• Guiding principles/rules set in consultation with Ridges Advisory Committee
• Representation from OU Facilities, Land Lab, others TBD
• Reports to Provost
Ridges Café RFP - Scope

• Seek a highly capable private business to operate and manage an existing (but unused) café located in Lin Hall on the Ridges

• Identify the best partner to provide quality food and beverage services for the growing Ridges community

• The Ridges Café should include the following:
  • A casual, comfortable establishment designed to serve Ohio University employees, students and visitors as well as community members alike.
  • Offer a variety of hot and cold beverages, food items such as pastries, fruit, snacks, and meals consistent with a cafe atmosphere.
  • Menus should take into account the customer base and atmosphere
  • Innovative plans for the use of the space and the options offered to customers
  • Willingness to use local products when feasible
  • Commitment to waste reduction and diversion, including recycling
  • Minimum expected hours of operation are from 7:00 am until 2:00 pm Weekdays, Closed for University approved holidays. Optional weekend hours on Saturday and Sunday
  • Ability to be operational by March 2020
Ridges Café RFP – Evaluation Criteria

Café Proposal:
- Quality and creativity of food and beverage offerings
- Pricing options for food and beverages
- Ability to meet food and beverage requirements of Café patrons
- Business plan and ability to provide consistent operation
- Ability for OHIO University to partner with operator
- Proposed lease terms
- Proposed hours of operation
- Alignment with published University Sustainability goals
- Proposed University student opportunities
- Consistency with desired timelines

Qualifications and Experience:
- Financial soundness stability and responsibility of Operator.
- Operator track record.
- Logistics
- Experience in operating a Café or similar food establishment.
- Experience and qualification of the management and operational staff.
- Prior experience contracting with Ohio University

Operation and Management Plan:
- Supply chain and history with potential suppliers
- Operational and Maintenance Plan.

October 22, 2019
Ridges 2, 3, 4 + Rehabilitation RFP – Scope

Ridges Buildings 2, 3 and 4
- Public Private Partnership for the Historic Rehabilitation and Reuse of Buildings 2, 3 and 4
- Reuse focused on balancing:
  - Community needs
    - outcomes from affordable and senior housing studies; and
  - Initial draft plans for 63 apartment units
  - Highest and best use
    - what is financially feasible for a private developer

Ridges +
- Option for rehabilitation/replacement and reuse of certain non-defining supporting and accessory buildings
- Allow potential developers to include profitable uses to offset costs associated with historic rehabilitation of buildings 2, 3 and 4

Parking
- Working with City to develop plan to accommodate future needs
Ridges 2, 3, 4 + Rehabilitation RFP – Evaluation Criteria

Adaptive reuse of the property
• Scope and nature of the adaptive reuse of the property
• Alignment with community needs
• Strategic synergies with the University
• Economic Impact to the community
• Overall sensitivity to the surrounding context
• Ability to add to the vitality of the surrounding neighborhood

Historic Rehabilitation and Design
• Historic Preservation
• Improvement to building structure and building systems
• Minimal exterior alterations or additions
• Inclusion of sustainable building practices
• Consideration of accessibility issues
• Ability for University/community collaboration on design
• Flexibility and ability to repurpose use
• Ground improvements
• Use of local materials/contractors

Other Considerations
• Feasibility of the proposal
• Developer Experience
• Financial Capacity
Ridges Outdoor Museum

 Draft Example Trail Head Sign
Questions and Next Steps

Ridges Advisory Member Questions?

Next Steps:
• Feedback from Ridges Advisory Committee to be reviewed by Planning and University Leadership
• Project movement steps

Updates:
https://www.ohio.edu/planning-space/up/d20.cfm