Ridges Advisory Committee

August 29, 2018
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 last Meeting
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
Today’s Agenda

- 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
Previously Shared:
- Project Approved by Board of Trustees January 2018

**NASF:** 36,000

**Cost:** $13.2 M.

**Firm selected:**

**Design began:** May 2018

**Construction begins:** March 2019

**Move in:** April 2020

**Project change:** Early Abatement Package added; Planned October-December 2018
Ridges Building 13, 14, 18 Renovation

Key Discoveries:
• Early abatement package; work to begin October 2018-December 2018
  • Drives early move-out of CoFA studios
• Window condition: restore vs. replace
• Limited scope of project; cornice repair/painting not included, masonry tuck-pointing, landscaping
Principles:
• Utilize wide corridor space for open office environments
• Repurpose existing furniture, where possible
• Remove office doors for light exposure
• Polish and patch existing terrazzo floors
• Upgrade to new HVAC, plumbing & electrical (exposed conduit)
• Exposed ceilings
• **Scope**
  - Remove brick, repair sub-grade and sub-base
    - Brick replacement would be in future year
    - Alternative consideration which may allow brick near-term

• **Estimate**
  - $702,000

• **Schedule**
  - Consultant Selection Complete - September 2018
  - Schematic Design Complete - December 2018
  - Construction Documents Complete - February 2019
  - Bidding/Contract Award Complete -
  - Construction Start - May 2019
  - Construction Completion - October 2019
Ridges Parking, Site Improvements and Building 20 Demolition

• **Scope**
  • Demolish Building 20, construct parking and walking path from Richland to Ridges

• **Estimate**
  • $2,764,330

• **Schedule**
  • Consultant Selection Complete - October 2018
  • Schematic Design Complete - January 2019
  • Design Development Complete - March 2019
  • Construction Documents / Bidding Complete - June -September 2019
  • Construction Start - September 2019
  • Construction Completion - February 2020
Projects

- HVAC and Boiler System Upgrade
  - Start - September 2018
  - Completion – November 2020
  - Estimate $5,000,000

- Generator quick disconnect
  - Estimate $285,000
  - Schedule - TBD

- Chiller Replacement
  - Estimate – TBD in progress
  - Schedule - TBD
Ridges Auditorium – Preliminary HVAC Study

• Scope
  • Explore building based HVAC system
  • Use of upper area above stage
  • Remove from Ridges central steam system

• Estimate
  • TBD

• Schedule
  • TBD
Ridges Framework Plan: Contributing Building Map

- Accessory Building
- Courtyard access issues
- Maintenance of Defining and Supporting Building exteriors
Planning: Ridges building 7

• Issue: Wall failure on Northwest node

• Options:
  1. Repair whole in structure
  2. Remove damaged node
     • Enables courtyard access
     • 168 s.f. each floor

• Additional considerations
  1. Addition to repair roof on Building 7
  2. Add demolition of Building 15 and connector
Issue: Failure of floor slab in Building 29 (Grounds Shed)

Scope:

• Option 1
  • Full depth replacement of floor

• Option 2
  • Remove structure and connector
  • Provides opportunity to add an access ramp to Building 14
Ridges Building 37 – Humidity Control, HVAC and Building Study

• Scope: remediate HVAC and humidity control issues to continue operation of Ridges 37 including:
  • Updating humidity control for Printing services – lower level
  • Updating HVAC on 2nd level
  • Study building envelope
    • Roof
    • Windows

• Estimate
  • TBD

• Schedule
  • TBD
Ridges Cisterns Project

• **Issue:** Cisterns around occupied buildings have collapsed or have potential to

• **Scope**
  • Fill in cisterns and potentially re-route water lines

• **Approach:**
  • Use of crushed materials from demolition of residence halls
  • Work done in house by University Staff

• **Schedule**
  • 13/14 courtyard: winter 2018
  • All others: summer 2019

• **Estimate**
  • TBD
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