CAPITAL PROJECT

APPROVAL TO PROCEED WITH DESIGN AND CONSTRUCTION

29 PARK PLACE AND CARRIAGE HOUSE RENOVATION

RESOLUTION 2018 -

WHEREAS, the Board of Trustees approved the Comprehensive Master Plan in March of 2016, which included recommendations for enhancing the vitality of Park Place through highest and best use of space; and

WHEREAS, in the fall of 2016, President McDavis established a work group comprised of representatives from both the University and City of Athens, charged with developing the Park Place Planning Strategy and identifying the highest and best uses of houses along the corridor; and

WHEREAS, the work group established a collaborative engagement process that included broad stakeholder input from students, faculty, staff, alumni and the local community; and

WHEREAS, following a thorough evaluation of priorities and space needs, 29 Park Place and the Carriage House have been reassigned for use as an Academic Engagement Center; and

WHEREAS, the Board of Trustees has been engaged throughout this process through updates and work sessions; and

WHEREAS, construction and renovation projects with a total project budget of $500,000 or more require Board approval; and

WHEREAS, projects presented and recommended for Board approval have been subject to a multi-step planning process culminating in executive leadership review and approval by the Capital Funding and Priorities Committee (CF&PC); and

WHEREAS, the following project is presented for Board approval:

Design & Construction Requests:

<table>
<thead>
<tr>
<th>Capital Project Budget &amp; Authorized Expenditures</th>
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<tbody>
<tr>
<td>Project</td>
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<tr>
<td>29 Park Place &amp; Carriage House Renovation</td>
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<td>Total</td>
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</table>
NOW THEREFORE, BE IT RESOLVED that the Ohio University Board of Trustees approves the request described above, authorizes the receipt of appropriate bids or proposals and authorizes the President or his designee to accept and award contracts within the total project budget identified.
CAPITAL PROJECT

APPROVAL TO PROCEED WITH DESIGN AND CONSTRUCTION

KONNEKER ALUMNI CENTER RENOVATION

RESOLUTION 2018 -

WHEREAS, Konneker Alumni Center is owned by The Ohio University Foundation; and

WHEREAS, the Board of Trustees approved the Comprehensive Master Plan in March of 2016, which highlighted the importance of the small houses around College Green; and

WHEREAS, the Vice President of University Advancement authorized a study of deferred maintenance needs for Konneker Alumni Center, which ultimately identified several approaches to rehabilitating the historic structure; and

WHEREAS, in the fall of 2016, President McDavis established a Small House work group comprised of representatives from both the University and City of Athens, charged with reviewing priorities and strategies for the small houses around College Green; and

WHEREAS, in response to a request by University Advancement leadership, the Konneker study was reviewed within the broader context of the Park Place and Small House Planning Strategies, resulting in a recommendation that Konneker be renovated given its structural integrity, historic context and dedicated purpose; and

WHEREAS, the planning team engaged with University Advancement staff and The Foundation and Alumni Executive Boards; and

WHEREAS, construction and renovation projects with a total project budget of $500,000 or more require Board approval; and

WHEREAS, projects presented and recommended for Board approval have been subject to a multi-step planning process culminating in executive leadership review and approval by the Capital Funding and Priorities Committee (CF&PC); and
WHEREAS, the following project is presented for Board approval, subject to further approval by The Ohio University Foundation Board of Trustees:

**Design & Construction Requests:**

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<tr>
<td>Konneker Alumni Center Renovation</td>
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NOW THEREFORE, BE IT RESOLVED that the Ohio University Board of Trustees approves the request described above, authorizes the receipt of appropriate bids or proposals and authorizes the President or his designee to accept and award contracts within the total project budget identified, subject to further approval by The Ohio University Foundation Board of Trustees.
Interoffice Communication

Date: March 5, 2018

To: The President and Board of Trustees

From: Elizabeth Sayrs, Interim Executive Vice President and Provost
       Deborah J. Shaffer, Vice President Finance & Administration, CFO and Treasurer

Re: Park Place Planning Strategy Update

Throughout 2017, the University shared updates with the Board regarding the progress of the Park Place Planning Strategy, a collaboration with the City of Athens and University community to provide recommendations for the highest and best use of space along the Park Place and South Court Street Corridor.

At the March meeting, we will present the draft Park Place concept plan for feedback, including the recommendation for the repurpose of 29 Park Place, and request approval for Design through Construction for the first two supporting projects: 29 Park Place and Konneker Alumni House.

Background:
A Park Place vision was developed during the Campus Master Plan process. Past President McDavis, in response to feedback from the university and local community requesting modifications for safety, access, and programming, recommended the formation of a Planning Strategy Work Group comprised of broad representation to develop and study the established vision for feasibility and priorities.

The work group, co-chaired by Jason Pina, Vice President of Student Affairs and Shawna Bolin, Associate Vice President University Planning, was established and began work in early 2017 - engaging broadly and gathering feedback from university and community through open forums, online surveys, updates with Board of Trustees and various stakeholder groups.

The work group was put on hold for a brief period during the Presidential transition to allow time to review with President Nellis. President Nellis reviewed the past work, vision, and preliminary analysis, and how this strategy aligned with the Strategic Pathways developed through his listening tour in the first several months. After this engagement he requested additional representation on the work group from Alumnae and directed the group continue their work.
The work group charged forward in late 2017 reviewing feedback and analysis from the Planning Strategy engagement activities including:

- Community Open Forums – Community Center February 22, 2017 and 2 sessions at Baker Center February 23, 2017
- Online Survey with over 900 respondents
- Traffic data collected by students from the College of Engineering
- Faculty Senate Facilities Work Group
- FPAC (Facilities Planning Advisory Council)
- Board of Trustees workshop
- Park Place and Small House Work Group research

The following Park Place Principles were developed from the feedback and analyses. These principles guide planning recommendations to:

- **Improve the Basics**: Preserve the legacy of the space, accessibility, pedestrian oriented, bike access, intersections, lighting, signage, service areas, reduce conflict zones.
- **Allow for Convergence and Connections**: Campus amenities, resources and social spaces shape community. With the types of uses around it and the pedestrian traffic through it Park Place has the foundation to become a vibrant campus hub.
- **Create Places and Spaces Shared by Everyone**: Ohio University is a Campus of Greens. Each Green is a neighborhood that shapes community and identity. Park Place’s central location flanked by communal buildings (e.g. the library and Baker Center) differentiates it from other campus areas and has the opportunity to be a place shared by the entire community.
- **Foster Engagement and Service**: Park Place’s unique setting has the opportunity to facilitate campus and community engagement – reinforcing Ohio University’s aim to be a model for being a positive catalyst of economic and quality of life change for Appalachian.

During this planning period, a university group has also been working to review strategies for our small houses around the college green. That group has recommended investment in the houses to protect the history of the University and city, as well as provide space to support campus programmatic needs with primary investments resolving deferred maintenance.

At the March meeting, we look forward to sharing our work and the draft recommendations for the physical and programmatic environment along the Park Place corridor and the first stage of execution through the approval of the 29 Park Place and Konneker Alumni House projects.
March 22, 2018

Park Place Planning Strategy

Draft Plan, Small House Project Approvals
Park Place Planning Strategy

• Comprehensive Master Plan observed that:
  • Park Place is a hub of pedestrian activity at the crossroads of Baker University Center and Alden Library and other major pedestrian routes
  • Vitality can be encouraged by partnering with City of Athens to renovate Park Place

• Strategy and Work Group Charge:
  • Develop a comprehensive recommendation that examines best practices to leverage Park Place and South Court Street to support student needs
  • Activate space for programmatic needs
  • Consider the pedestrian and vehicular flow to support this planning strategy within a context that promotes safety

• Work Group Representatives: City of Athens, Student, Faculty, Provost, Student Affairs, VPFA, Alumni
### Engagement Feedback To Strategy Ideas

#### 1. Broad Engagement
- Stakeholder Meetings
- Work Group Materials
- Community Workshops
- President's Meeting
- Trustee’s Meeting
- Public Online Survey

#### 2. Overlapping Outcomes
- Trees and Shades
- Social Interaction / Hub
- Accessibility / Access
- Pedestrians
- Plaza and outdoor spaces
- Active Space
- Pedestrian and bike friendly
- Academic program
- Historic
- No Changes
- Alumni
- Academic Program
- Residential

#### 3. Principles
- Improve the Basics.
- Allow for convergence and connections
- Create places and spaces shared by everyone
- Foster Engagement and Service.

#### 4. Project Feasibility
- Mid Term
  - Sidewalk / plaza
  - Bench alcoves along walk
  - More welcoming paths to 29 Park Place
  - Engagement Garden - with tent area
  - Potential new vehicular access
  - Clarified and narrow vehicular ROW
  - Raise intersection
  - Pavement branding opportunity on Baker Center

- Near Term
  - Widened sidewalk
  - Screened and enlarged dumpster area
  - Larger more formal vehicular turnaround
  - Activate Baker Plaza student activities
  - Repurpose 29 Park Place & Renovate Konneker

- Long Term
  - South facing library perch
  - Stepped seating area overlooking fountain
  - Ramps integrated with circulation flows
  - Overlook contemplative pavilion
  - Serpentine walks and terraced gardens
Example Feedback: Public Online Survey - Mobility

- **Q1** - How frequently do you pass through or spend time on or around Park Place?

![Pie Chart showing frequency]

- Overall-Average:
  - Rarely: 8.9%
  - At Least once/month: 11.8%
  - At least once/week: 31.8%
  - Everyday: 47.5%

![Bar Chart showing unit breakdown]

Unit Breakdown:
- Athens Community:
  - Rarely: 8.45%
  - At Least once/month: 59.68%
  - At least once/week: 44.96%
- University Student:
  - Rarely: 5.99%
  - At Least once/month: 5.07%
  - At least once/week: 6.20%
- Faculty:
  - Rarely: 11.69%
  - At Least once/month: 13.92%
  - At least once/week: 34.95%
Example Feedback: Public Online Survey - Mobility

- Q2 - What is your primary mode of transportation on Park Place?

Overall-Average

- By car: 20.17%
- By public transit: 12.99%
- As a cyclist: 1.06%
- As a pedestrian: 0.74%
- A mix of the options: 65.05%
**Example Feedback: Public Online Survey - Programmatic**

1. “...Making the former President's house a highly visible and active center (a place to welcome parents and future students, for faculty to meet, students to hold meetings or study in alternative spaces from the library) would be very nice…”

2. “…I would like to see 29 Park Place utilized in a way that allows use by all members of the university community: students, alumni, staff, faculty, and Athens community members. I would also like to see the space made more useable for events, perhaps by taking advantage of not only the 29 Park Place space, but also any existing or new green space…”

3. “…I think it should maintain an academic and University feel/use. With it being such a high walking and commuting area for students, it opens many ideas for including students in future plans…”

4. “…A place of interaction and engagement, given its central location on campus. To me, it feels like a place where connections can be made, where students from different disciplines can engage. I see a mixture of experiences and places….“

5. “…It would be helpful if Park Place was more of a university hub as far as the buildings go. Buildings like 35 Park Place, Gordy, etc are used for very specific crowds or for classes and I think that more university-wide resources in this space would make it more of the central place you're aiming for…”

6. “…Just would like to see it open to more pedestrian and community activities, which the boulevard doesn't support…”

7. “…How about a place for dialog and discussion? A place to showcase how the University makes a positive impact on the community and a place where students can see how whether they like it or not, by virtue of attendance here, they now have an impact on this community….“

8. “…I think that by promoting a lot of activity in the space (Homecoming Events, tabling for students, celebrations for milestones on campus, campus programming events), Park Place could transition into a landmark piece of Ohio University culture, rather than being somewhere that people just walk through…”

9. “…used as recreational space, a central location for the Farmer's Market, outdoor programming, or in light of recent events a designated place for protest that causes less obstruction of public spaces…”
Planning Principles:

Guides Future Development and Ideas
Planning Principles

Improve the basics.
Preserve the legacy of the space, accessibility, pedestrian oriented, bike access, intersections, lighting, signage, service areas, reduce conflict zones.

Allow for convergence and connections.
Campus amenities, resources and social spaces shape community. With the types of uses around it and the pedestrian traffic through it Park Place has the foundation to become a vibrant campus hub.

Create places and spaces shared by everyone.
Ohio University is a Campus of Greens. Each Green is a neighborhood that shapes community and identity. Park Place’s central location flanked by communal buildings (e.g. the library and Baker Center) differentiates it from other campus areas and has the opportunity to be a place shared by the entire community.

Foster engagement and service.
Park Place’s unique setting has the opportunity to facilitate campus and community engagement – reinforcing Ohio University’s aim to be a model for being a positive catalyst of economic and quality of life change for Appalachian.
Exterior Ideas:
*Precedents, Draft Plan, Timing Achievability*


Placemaking Precedents

“Successful and genuine public spaces are used by many different people for many different purposes at many different times of the day and the year.”

* Source - 2016 Placemaking Booklet – Project for Public Spaces
Existing Conditions
Draft Plan

- Two-way traffic maintained
- Fire access
- Pedestrian plaza
- ADA transit and library drop-off
- Improved crosswalks
Draft Plan: Aerial Perspective
Draft Plan: View Looking West

Draft as of 3/15/18
Draft Plan: View Looking East

Existing View

Draft as of 3/15/18
Draft Plan: Near-Term Achievable

Example Projects:
1. Widened sidewalk and traffic calming
2. Activate Baker Plaza student activities
3. Renovate 29 Park Place for Engagement Campus
4. Renovate Konneker
5. Screened and improved library service area
Draft Plan: Mid-Term Achievable

Example Projects:
1. Sidewalk/Plaza
2. Bench alcoves along walk
3. More welcoming paths to 29 Park Place
4. Engagement Garden
5. Potential new vehicular access
6. Clarified and narrow vehicular ROW with drop offs and transit
7. Raise Intersection
8. Pavement branding opportunity on Baker Centerline
Draft Plan: Longer-Term Achievable

Example Projects:
1. South facing library porch
2. Stepped seating area overlooking fountain
3. Ramps integrated with circulation flows
4. Overlook contemplative pavilion
5. Serpentine walks and terraced gardens
Interior Ideas:

Activate and Utilize Space for Collaboration and Shared Use
Small House Planning Strategy

Continue use, repurpose, or make available for non-university uses

<table>
<thead>
<tr>
<th>Building</th>
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Small House Planning Strategy
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<table>
<thead>
<tr>
<th>Campus Buildings</th>
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Programmatic Drivers
What can we achieve through these spaces?

• Address space needs
• Incubate and grow ideas
• Showcase OU
• Places for parents, alumni, prospective students and community members
• Event and meeting space
• Places to connect
• Support visiting faculty and professors
• High profile academic programs
• Foster collaboration
• A place for learning opportunities
• Innovation and entrepreneurship
• Align with Strategic Pathways
Program Synergies
Programmatic Elements are layered over Park Place Existing Conditions
29 Park Place and Carriage House Recommendation

Rehabilitate & Repurpose for Academic Engagement Center

**29 Park Place Info:**
- 8,838 GSF, 1899 Construction, 1954 University Acquisition
- Vacant, Significant deferred maint.
- **Small House Strategy:** Historic Fabric, Repurpose to meet space needs

**Improvements:** $2.0M
- ADA Entrance/Access
- HVAC/Fire/Electric
- Envelope Issues including roof and water infiltration
- Interior improvements

**Carriage House Info:**
- 8,838 GSF, 1901 Construction, 1954 University Acquisition
- Vacant, Minor deferred maint.
- **Small House Strategy:** Historic Fabric, Repurpose to meet space needs

**Improvements:** $270K
- HVAC
- Roof/Garage/Envelope
- Interior improvements
- ADA

- **Academic Engagement**
- **Meeting Space**
- **Events**
- **Honors/Scholars Offices**
- **Academic Engagement Offices**
- **Social and Study Space**
- **Academic Engagement Information**
Konneker Alumni Center Recommendation

Rehabilitate Small House for Near-Term Use

Konneker Info:
- 6,807 GSF, 1901 Construction, Foundation Owned
- Small House Strategy: Historic Fabric, Resolve deferred maintenance

Improvements: $1.5M
- ADA Entrance
- Programmatic Improvements
- HVAC/Fire/Electric
- Envelope Issues
- Interior/Exterior Finishes
- MEP Systems

Long-Term Planning

Analyze Advancement
Existing Space Use for efficiency

Consider Long-term programming for future of Alumni Facility

Fundraising for Programmatic Initiatives
Next Steps

Park Place Planning Strategy
1. Board of Trustee Feedback
2. Continue City of Athens and other Stakeholder Feedbacks and Reviews
3. Finalize Recommendations
4. Submit Strategy to President Nellis & Board of Trustees for Approval
5. Agreements and future project submissions

29 Park Place, Carriage:
• Board of Trustee Approval for Design Through Construction

Konneker Alumni Center:
• Board of Trustee Approval contingent upon Foundation BoT approval including scope and funding for design through construction
## Approval of Design through Construction

### 29 Park Place & Carriage House

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**Sub-Total**

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</tbody>
</table>

**Board Actions:**

### Konneker Alumni Center

<table>
<thead>
<tr>
<th>Fiscal Year</th>
<th>FY16</th>
<th>FY17</th>
<th>FY18</th>
<th>FY19</th>
<th>FY20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Schedule</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Activity</td>
<td>Design</td>
<td>Construction</td>
<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Previous Board Budget Approvals</th>
<th>Design</th>
<th>Construction</th>
<th>Authorized Expenditures</th>
<th>Approved Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
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<table>
<thead>
<tr>
<th>Current Board Request:</th>
<th>Design</th>
<th>Construction</th>
<th>Authorized Expenditures</th>
<th>Approved Budget</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>$150,000</td>
<td>$1,350,000</td>
<td>$1,500,000</td>
<td>$1,500,000</td>
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</table>

**Sub-Total**

<table>
<thead>
<tr>
<th>Fund Sources</th>
<th>Design</th>
<th>Construction</th>
<th>Authorized Expenditures</th>
<th>Approved Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>Internal Bank Financing*</td>
<td>$150,000</td>
<td>$1,350,000</td>
<td>$1,500,000</td>
<td>$1,500,000</td>
</tr>
</tbody>
</table>

**Board Actions:**

*Pending FBoT Approval & Foundation Repayment Strategy and/or Fundraising*