CAPITAL PROJECTS – 29 PARK PLACE
APPROVAL TO PROCEED WITH DESIGN AND CONSTRUCTION

RESOLUTION 2019 -

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:

Modification of Design & Construction Requests:

<table>
<thead>
<tr>
<th>Project</th>
<th>Previous</th>
<th>Current</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>29 Park Place and Carriage House Renovation and ADA Improvements</td>
<td>$2,300,000</td>
<td>$1,251,611</td>
<td>$3,551,611</td>
</tr>
</tbody>
</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 budgets identified.

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, the Senior Vice President for Finance and Administration, or either’s authorized designee to accept and award contracts and execute all necessary agreements, easements and documents to effectuate the transaction and related transactions within the total project budgets identified.
Interoffice Communication

Date: August 19, 2019

To: The President and Board of Trustees

From: Deborah J. Shaffer, Senior Vice President Finance & Administration, CFO and Treasurer
Steve Wood, Chief Facilities Officer and Senior Associate Vice President

Re: Capital Projects Update and Request for Approval

The 29 Park Place and Carriage House Renovation and ADA Improvements project is being presented for Board of Trustees approval of a budget amendment of $1,251,611. If approved, the total project budget would increase to $3,561,611. This request is necessitated by several related factors:

- **Cost:** Increase in material cost associated with current market conditions, increase in overall project cost associated with strength of economy, and unforeseen costs due to utility and code requirements to convert the building from a residential occupancy to a business occupancy

- **Use:** Honors program increased from 300 to 425 with projected continued increase; more enrollees requires additional staff and need for accessible space

- **Schedule:** Project is a critical first domino for the interrelated projects tied to the Russ renovation of WUSOC; we can’t further delay the project in hopes of a better bid climate.
  - Current occupants of Trisolini House are planned to move into 29 Park Place which will in turn allow for the renovation of Trisolini. Immediately following construction completion, Culinary Services, currently residing in WUSOC, will move into Trisolini. Further delay of either of these 2 projects, could ultimately delay the Russ Research Opportunity Center project

In addition to being a key interrelated project, this project is quintessential to the President’s Strategic Pathway of “Enhance the Overall Academic Quality of the University” as it supports expansion of the Honors Program and is a critical building block for the Academic Engagement Center and Park Place corridor enhancements.

A presentation containing background information, funding sources and the proposed schedule is included with these materials as well as a resolution for board action.
29 Park Place and Carriage House Renovation and ADA Improvements
29 Park Place and Carriage House Renovation and ADA Improvements

• The Comprehensive Master Plan called for enhancing the vitality of Park Place through highest and best use of space

• At the March 2018 meeting the Board approved the reassignment of 29 Park Place and Carriage House for use as an Academic Engagement Center and the capital project request for $2.3M
Several Factors contribute to unexpected cost increase:

- **Cost:** Increase in material cost associated with current market conditions, increase in overall project cost associated with strength of economy, and unforeseen costs due to utility and code requirements to convert the building from a residence occupancy to a business occupancy.

- **Use:** Honors program increased from 300 to 425 with projected continued increase; more enrollees require additional staff and need for accessible space.

- **Schedule:** Project is a critical first domino for the interrelated projects tied to the Russ renovation of WUSOC; we can’t further delay the project in hopes of a better bid climate.
  - Current occupants of Trisolini House are planned to move into 29 Park Place which will in turn allow for the renovation of Trisolini. Immediately following construction completion, Culinary Services, currently residing in WUSOC, will move into Trisolini. Further delay of either of these 2 projects, could ultimately delay the Russ Research Opportunity Center project.
# 29 Park Place and Carriage House Renovation and ADA Improvements

## Design

- **Authorized Expenditures:** $250,000
- **Approved Budget:** $2,300,000

## Construction

- **Authorized Expenditures:** $2,050,000
- **Approved Budget:** $2,300,000

## Previous Board Budget Approvals

<table>
<thead>
<tr>
<th>Year</th>
<th>Design</th>
<th>Construction</th>
<th>Authorized Expenditures</th>
<th>Approved Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY19</td>
<td>$250,000</td>
<td>$2,050,000</td>
<td>$2,300,000</td>
<td>$2,300,000</td>
</tr>
<tr>
<td>FY20</td>
<td>$1,251,611</td>
<td>$1,251,611</td>
<td>$1,251,611</td>
<td>$1,251,611</td>
</tr>
</tbody>
</table>

## Sub-Totals

<table>
<thead>
<tr>
<th>Year</th>
<th>Design</th>
<th>Construction</th>
<th>Authorized Expenditures</th>
<th>Approved Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY19</td>
<td>$250,000</td>
<td>$3,301,611</td>
<td>$3,551,611</td>
<td>$3,551,611</td>
</tr>
<tr>
<td>FY20</td>
<td>$1,251,611</td>
<td>$1,251,611</td>
<td>$1,251,611</td>
<td>$1,251,611</td>
</tr>
</tbody>
</table>

### Fund Sources

- **Internal Bank Financing**
  - **Authorized Expenditures:** $250,000
  - **Approved Budget:** $2,300,000
- **Central University Funding**
  - **Authorized Expenditures:** $1,251,611
  - **Approved Budget:** $1,251,611

### Sub-Totals

<table>
<thead>
<tr>
<th>Year</th>
<th>Design</th>
<th>Construction</th>
<th>Authorized Expenditures</th>
<th>Approved Budget</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY19</td>
<td>$250,000</td>
<td>$3,301,611</td>
<td>$3,551,611</td>
<td>$3,551,611</td>
</tr>
<tr>
<td>FY20</td>
<td>$1,251,611</td>
<td>$1,251,611</td>
<td>$1,251,611</td>
<td>$1,251,611</td>
</tr>
</tbody>
</table>

### Board Actions: 2018-3688

## Fiscal Year Schedule

<table>
<thead>
<tr>
<th>Year</th>
<th>Design</th>
<th>Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY19</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>FY20</td>
<td>✔️</td>
<td>✔️</td>
</tr>
<tr>
<td>FY21</td>
<td></td>
<td>✔️</td>
</tr>
<tr>
<td>FY22</td>
<td></td>
<td>✔️</td>
</tr>
</tbody>
</table>

## Activity

- **Design**
- **Construction**
Capital Projects – 29 Park Place Approval Resolution

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:

Modification of Design & Construction Requests:

<table>
<thead>
<tr>
<th>Capital Project Budget &amp; Authorized Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project</td>
</tr>
<tr>
<td>29 Park Place and Carriage House Renovation and ADA Improvements</td>
</tr>
</tbody>
</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 budgets identified.

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, the Senior Vice President for Finance and Administration, or either’s authorized designee to accept and award contracts and execute all necessary agreements, easements and documents to effectuate the transaction and related transactions within the total project budgets identified.