



# Greek Park Transformation

April 30, 2015

# Welcome

Sarah Nikirk

*Interim Associate Vice President, Auxiliary Services*

# Overview

- Committee Members
- Development Plan
- Financial Models
- Office of Development
- Occupancy Agreement
- Next Steps
- Q&A

# Development Plan

Warren Denny

*University Architect, Capital Project Management*



# Master Plan



# The Sasaki Plan

- Plan Focuses on Bigger Picture
- Plan is a Concept Drawing
- UK Does Not Own All Land Covered by Plan
- Some Current Uses Must Remain in Place
- Easement and Road Closure Concerns
- Design Guidelines Steer Physical Development



# Greek Park Plan - Location





# Greek Park Plan - Detail





# Existing Greek Houses

UK#	Fraternity/Sorority	GSF	1st Fl. Area	2nd Fl. Area	3rd Fl. Area	Basem't Area	# Mbr Beds	Chapter Size	HM Apt	Guest BR	SF/Bed
505	Alpha Tau Omega	11,453	5,029	4,534	0	1,890	32	167	1	0	358
504	Sigma Chi	11,530	5,159	4,458	0	1,913	32	164	1	0	360
122	Delta Gamma	11,016	3,672	3,672	0	3,672	50	249	1	1	220
9925	Apha Phi	16,275	5,425	5,425	5,425	0	54	229	1	0	301
69	Alpha Delta Pi	13,697	5,670	5,667	0	2,360	42	257	1	1	326
68	Delta Delta Delta	14,799	4,933	4,933	0	4,933	40	244	1	1	370
67	Chi Omega	8,231	2,912	2,112	0	3,207	15	258	1	0	549
124	Delta Zeta	13,356	3,560	3,133	3,133	3,530	36	245	1	1	371
125	Kappa Alpha Theta	13,356	3,560	3,133	3,133	3,530	36	248	1	1	371
126	Phi Sigma Kappa	13,356	3,560	3,133	3,133	3,530	36	80	1	1	371
127	Alpha Gamma Delta	13,356	3,560	3,133	3,133	3,530	36	249	1	1	371
128	Kappa Delta	13,356	3,560	3,133	3,133	3,530	36	242	1	1	371
129	Delta Sigma Phi	13,356	3,560	3,133	3,133	3,530	36	156	1	1	371
121	Sigma Nu	11,260	4,930	4,930	0	1,400	24	50	1	0	469
507	Sigma Alpha Epsilon	34,728	11,464	11,800		11,464	48	101	1	0	724
	Phi Mu	18,197	5,969	6,054	6,174	0	38	180	1	0	479
	Alpha Gamma Rho	19,640	11,071	8,569	0	0	44	45	1	0	446
	Farmhouse	19,661	7,068	6,145	6,458	0	53	81	1	0	371
	Pi Beta Phi	20,813	5,435	5,126	5,126	5,126	52	237	1	0	400
Averages		14,572					37				380

# Lot Size & Building Area Projections

SITE	LOT AREA IN SF	BUILDING FOOTPRINT SF	MINIMUM # STORIES	TARGETED AREA SF	EST. # OF BEDS
A	9900	6400	3	19200	50
B	9500	6050	3	18200	48
C	4250	3700	3	11100	29
D	4250	3600	3	10800	28
E	6100	4800	3	14400	38

# Process for Establishing a Project

- Submit Online Survey by June 1, 2015 - <https://orgsync.com/82160/forms/144445>
- Submit Letter of Intent from House Corporation by June 1, 2015, to Listserv at [ukgreekpark@lsv.uky.edu](mailto:ukgreekpark@lsv.uky.edu)
  - Focus on Nature of Needed Improvements or Spaces Desired to be Built/Added
- Submit Questions to Listserv at [ukgreekpark@lsv.uky.edu](mailto:ukgreekpark@lsv.uky.edu)
- The Greek Park Transformation Committee will Evaluate Options within Framework of the Plan
- If Request is Feasible, Greek Park Transformation Committee will Outline Next Steps
  - Hiring Architect
  - Design Process
  - Bid and Award of Construction Contract
- Construction of Building



# What might it cost to build a new house?

30 Bed House @ 350-400 GSF / Bed @ \$300- \$400 / GSF = Range of \$3.15 M - \$4.8 M

35 Bed House @ 350-400 GSF / Bed @ \$300- \$400 / GSF = Range of \$3.675 M - \$5.6 M

40 Bed House @ 350-400 GSF / Bed @ \$300- \$400 / GSF = Range of \$4.2 M - \$6.4 M

# Design Guidelines

- Traditional Style of Architecture
- Residential Scale Buildings
- Proper Floor Area Ratio
- High Quality Materials
- Consistent Landscape
- Signs and Other Graphics Elements
- Utilities
- Parking
- Waste Management

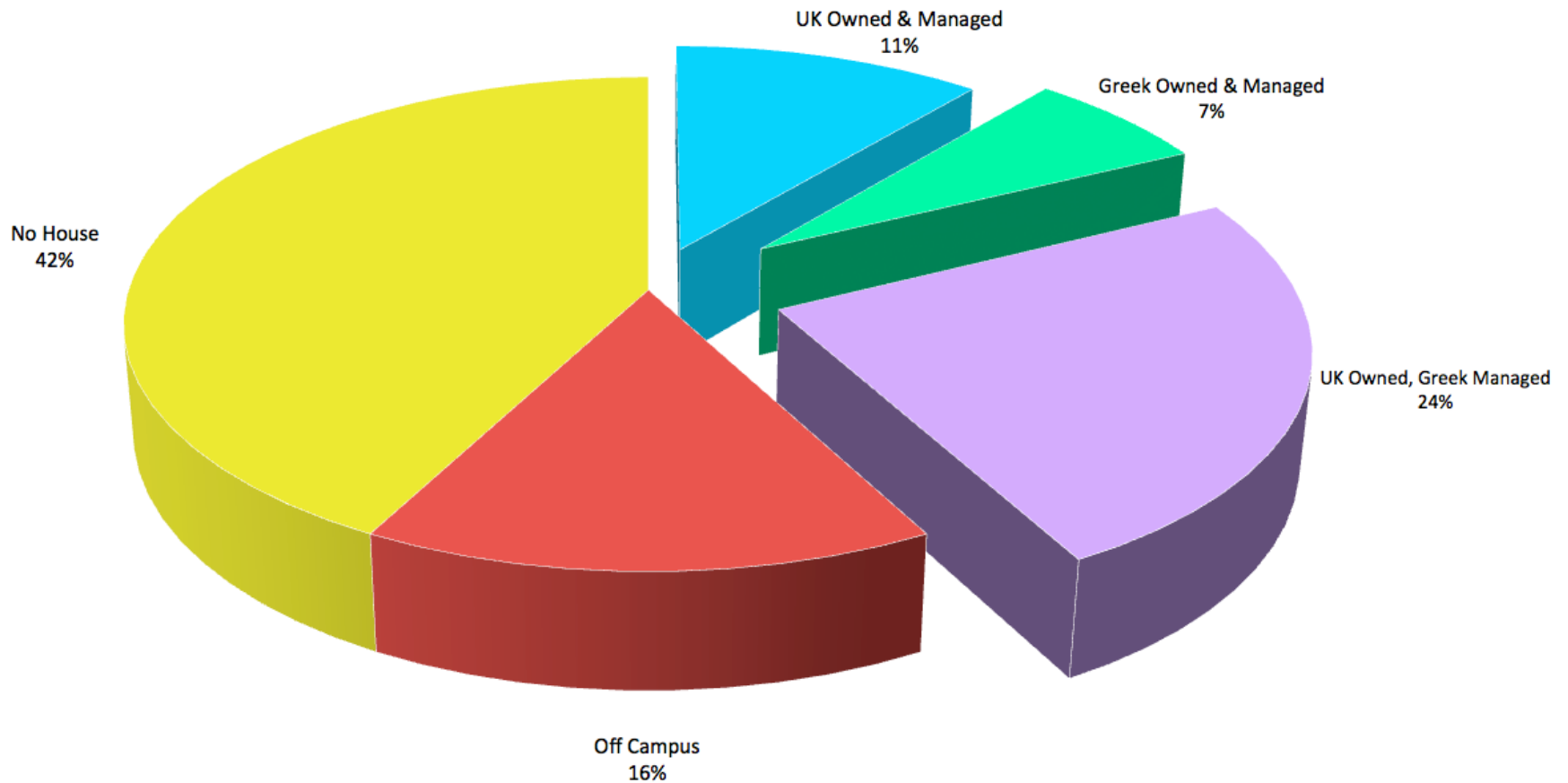
# Financial Models

Debra Ross

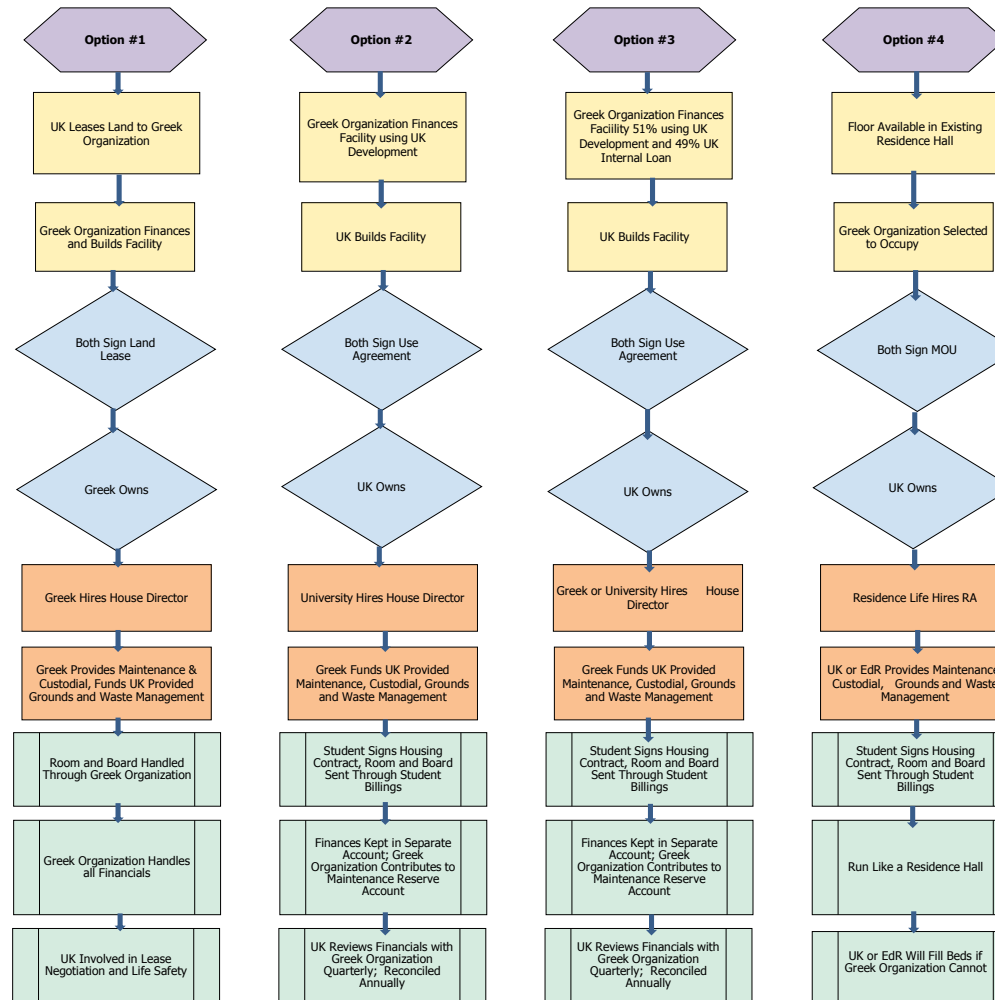
*Assistant Director, Auxiliary Services*



# Existing Greek Houses



# Financial Models



# Financial Model: Option 1

- UK Leases Land to Greek Organization
- Greek Organization Finances and Builds Facility
- Both Sign Land Lease
- Greek Owns
- Greek Hires House Director
- Greek Provides Maintenance and Custodial  
Funds UK-provided Grounds and Waste Management
- Room and Board Handled by Greek Organization
- Financials Handled by Greek Organization
- UK Involved in Lease Negotiation and Life Safety

Alpha Phi  
Farm House  
Phi Mu



# Financial Model: Option 2

- Greek Organization Finances Facility Using UK Development
- UK Builds Facility
- Both Sign Use Agreement
- UK Owns
- UK Hires House Director
- Greek Funds UK-provided Maintenance, Custodial, Grounds and Waste Management
- Student Signs Housing Contract, Room & Board Sent Via Student Billings
- Finances Kept in Separate Account, Greek Organization Contributes to Maintenance Reserve Account
- UK Reviews Financials with Greek Organization Quarterly, Reconcile Annually

SAE

# Financial Model: Option 3

- Greek Organization Finances Facility 51% Using UK Development and 49% UK Internal Loan
- UK Builds Facility
- Both Sign Use Agreement
- UK Owns
- UK Hires House Director
- Greek Funds UK-provided Maintenance, Custodial, Grounds and Waste Management
- Student Signs Housing Contract, Room & Board Sent Via Student Billings
- Finances Kept in Separate Account, Greek Organization Contributes to Maintenance Reserve Account
- UK Reviews Financials with Greek Organization Quarterly, Reconcile Annually

AGR

# Financial Model: Option 4

- Floor Available in Existing Residence Hall
- Greek Organization Selected to Occupy
- Both Sign MOU
- UK Owns
- UK Residence Life Hires RA
- UK or EdR Provides Maintenance, Custodial, Grounds and Waste Management
- Student Signs Housing Contract, Room & Board Sent Via Student Billings
- Run Like a Residence Hall
- UK or EdR Will Fill Beds If Greek Organization Cannot

**None at Present Time**

# Office of Development

Susannah Denomme

*Executive Director, Office of Development*

# Office of Development

- Depositing Tax Deductible Gifts in University Gift Account
- Gift Receipting
- UK Prospect Management Policies and Procedures
- Using Consulting Firms for Building Campaign



# Occupancy Agreement

Susan West

*Director for Fraternity and Sorority Affairs, Dean of Students*

# Occupancy Agreement

- Maintain Status as Chapter House
- Alcohol / Tobacco and Other Drugs
- Waste Management
- Grounds
- Building
- Emergency Management Plan
- Conduct

# Next Steps

Complete Survey Online by June 1:

<https://orgsync.com/82160/forms/144445>

Submit Letter of Intent and/or  
Questions to Our Listserv:

[ukgreekpark@lsv.uky.edu](mailto:ukgreekpark@lsv.uky.edu)

# Questions?

# Thank You!

