

THURSDAY, AUGUST 30, 2018
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

Alexander R. Fischer
James D. Klingbeil
Timothy P. Smucker
Brent R. Porteus
Alan A. Stockmeister
Janice M. Bonsu
Robert H. Schottenstein
Michael J. Gasser (*ex officio*)

Location: Pomerene Hall
Room 280

Time: 8:00-9:45am

ITEMS FOR DISCUSSION

- | | |
|--|-------------|
| 1. <i>Physical Environment Scorecard – Mr. Kasey</i> | 8:00-8:05am |
| 2. <i>Major Project Updates – Ms. Readey</i> | 8:05-8:15am |
| 3. <i>Design Review: Wooster Campus Lab Building – Mr. Myers</i> | 8:15-8:25am |
| 4. <i>Capital Efficiencies – Mr. Kasey</i> | 8:25-8:35am |

ITEMS FOR ACTION

- | | |
|---|-------------|
| 5. Approval to Enter into Professional Services/Construction Contracts – Ms. Readey | 8:35-8:50am |
| 6. Approval for Acquisition of Real Property – Mr. Myers | 8:50-8:55am |
| 7. Approval for Ground Lease of Unimproved Real Property – Mr. Myers | 8:55-9:00am |
| 8. Approval for FY19 Utility System Capital Improvement Project – Mr. Potter | 9:00-9:05am |

Executive Session

9:05-9:45am

PHYSICAL ENVIRONMENT		Actual Prior Year Same Period (FY17 YTD)	FY18 Year-To-Date				FY18 Annual Target (Budget)	Comments
			Actual	Target (Budget)	Target %Var	Actual vs Target		
A. FINANCIAL								
1. A&P Tot. Operating Expenses (General & Earnings Funds)	\$125,774,525	\$129,426,472	\$134,349,139	-3.7%	▲	\$134,349,139		
B. OPERATIONAL								
1. %Total Projects Completed on Time	87.7%	87.2%	90.0%	-3.1%	▲	90.0%		
2. %Total Projects Completed on Budget	95.4%	98.0%	90.0%	8.8%	▬	90.0%		
3. Capital Investment Program Spend *	\$308.3	\$376.5	\$492.1	-23.5%	▼	\$492.1	Showing Year-End FY18 Values; in Millions.	
4. Facility Condition Index % - Conditioned Academic/Research Bldgs	74.7%	74.3%	80.0%	-7.2%	▬	80.0%	Avg. composite FCI to-date.	
5. CABS Riders	3,785,928	4,222,895	3,945,000	7.0%	▲	3,945,000	Year-over-year ridership increase due to expanded route coverage.	
6. All Parking Garage Occupancy % **	68.0%	81.8%	85.0%	-3.7%	▬	85.0%	YTD (Jul-Jun) Occup%: Transient= 73.9%, Permit= 90.2%, Mixed=76.5%	
7. WMC Parking Garage Occupancy % **	87.9%	90.5%	85.0%	6.5%	▬	85.0%	YTD (Jul-Jun) Occup%: Transient= 90.8%, Permit= 86.1%, Mixed= 94.8%	
8. Sum of Daily Temporary Parking Space Closures	25,540	131,625	30,000	338.8%	▲	30,000	Reported one month behind due to data validation requirements.	
9. WOSU Audience (Viewers + Listeners + Visitors + Classroom)	1,052,947	1,297,934	1,052,947	23.3%	▼	1,052,947	Continue to experience growth in website traffic.	
C. SAFETY								
1. EHS Recordable Accident Rate (CYTD):	1.48	1.40	2.00	-30.0%	▲	2.00	2018 Calendar YTD.	
2. Major On-Campus Crimes (theft, burglary, assault, arson, etc.)	571	478	571	-16.3%	▬	571	Record Mgmt Sys. Data unaudited at time of retrieval.	
3. Average Police Response Time to High Priority Calls for Service	4:39	4:20	5:00	-13.1%	▲	5:00		
4. Traffic Accidents Injury	24	28	26	5.7%	▲	26	Record Mgmt Sys. Data unaudited at time of retrieval.	
5. Traffic Accidents Non-Injury	330	339	338	0.3%	▲	338	Record Mgmt Sys. Data unaudited at time of retrieval.	
6. Off-Campus Crime Statistics	2,340	1,742	2,340	-25.6%	▲	2,340	Record Mgmt Sys. Data unaudited at time of retrieval.	

* For B3. Capital Investment Program Spend, Green = "Target %Variance" of + or - 10%, with an additional Yellow range extending 10% above and 20% below the Green range.

** For B6&7. Parking Garage Occupancy %, the target is 85% + or - 5%, with an additional 5% Yellow range in both directions.

■ Meets or surpasses Target	△ 4-Mo Target %Var improved from Prior 4-Mo
■ Within 10% of Target	▬ Within +/- 2.5% of Prior 4-Mo Target %Var
■ Does not meet Target by >10%	▽ 4-Mo Target %Var decline from Prior 4-Mo
□ Data Pending	



THE OHIO STATE UNIVERSITY





















Major Project Updates

Projects Over \$20M

August 2018



PROJECT STATUS REPORT – CURRENT PROJECTS OVER \$20M

PROJECT	APPROVALS		BUDGET	ON TIME	ON BUDGET
	Des	Con			
Schottenstein Expansion	✓	✓	\$31.5M		
Schumaker Student-Athlete Development Complex	✓	✓	\$43.0M		
Covelli Multi-Sport/Jennings Wrestling	✓	✓	\$49.7M		
700 Ackerman – Consolidated Call Center	✓	✓	\$21.8M		
Ohio Stadium Upgrades	✓	✓	\$39.1M		
Cannon Drive Relocation – Phase 1	✓	✓	\$51.6M		
Controlled Env Food Production Res Complex	✓		\$24.0M		
Advanced Materials Corridor – Phase 1	✓	✓	\$59.1M		
OSU East – West Wing Expansion/Renovation	✓	✓	\$26.0M		
Health Sci Faculty Ofc and Optometry Clinic Bldg	✓	✓	\$28.3M		
Wooster – New Laboratory Building	✓		\$33.5M		
Postle Partial Replacement	✓	✓	\$95.0M		
Arts District	✓		\$160.0M		



SCHOTTENSTEIN CENTER – NORTH EXPANSION AND CONCOURSE RENOVATION

Upgrade the concourse, create new sports program offices and provide improved visibility and functionality for the ticket office and team store operations

The building addition will include offices, create a new north entry, and align the new practice gym with the rest of the building

PROJECT FUNDING

development funds; university debt

CURRENT PROJECT BUDGET

construction w/cont	\$27.0M
total project	\$31.5M

PROJECT SCHEDULE

BoT approval	8/15
construction	5/17-9/18

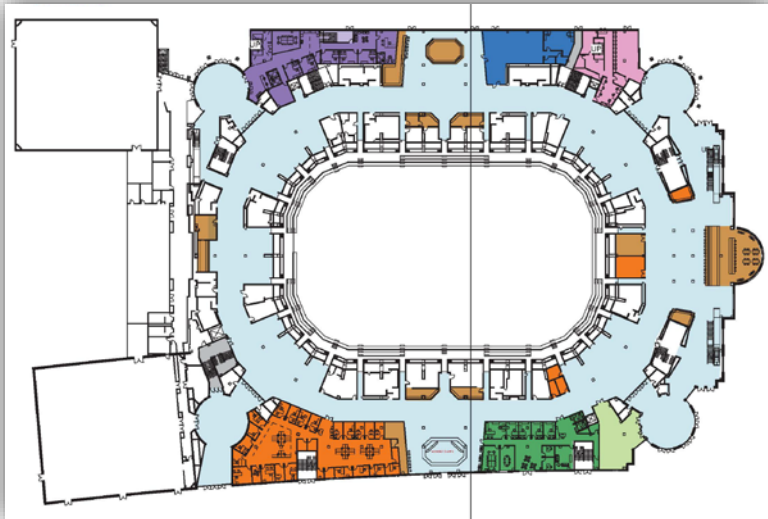
CONSULTANTS

architect of record
construction manager at risk

NBBJ
Barton Malow

PROJECT UPDATE

Exterior hardscape, landscape and paving are complete. Renovated concessions stands are re-opening; other areas are being phased. Occupancy for the addition space has been received. Interior renovation work is ongoing in coordination with planned events



 On Time

 On Budget



SCHUMAKER STUDENT-ATHLETE DEVELOPMENT COMPLEX

Construct a new athletic training center with facilities for weight training and cardio conditioning, dining area, classrooms, equipment room, locker rooms and offices

The facility will replace the existing Biggs Facility, located to the west of the Woody Hayes Athletic Center

PROJECT FUNDING

development funds; university debt

CURRENT PROJECT BUDGET

construction w/cont	\$37.7M
total project	\$43.0M

PROJECT SCHEDULE

BoT approval	8/15
construction	4/17-10/18

CONSULTANTS

architect of record
construction manager at risk

HOK
Ruscilli

PROJECT UPDATE

Project construction is on schedule. The building is enclosed and interior work continues. The adjacent road project progressing on schedule

 On Time

 On Budget



COVELLI MULTI-SPORT ARENA / JENNINGS FAMILY WRESTLING PRACTICE FACILITY

Construct a new multi-sport arena in the Athletics district to serve as the home for Men's and Women's Varsity Volleyball teams including home and visitor locker rooms

The facility will also be the home competition site for Men's and Women's Fencing, Gymnastics, and Men's Wrestling

PROJECT FUNDING

development funds

CURRENT PROJECT BUDGET

construction w/cont	\$40.7M
total project	\$49.7M

PROJECT SCHEDULE

BoT approval	8/15
construction	6/17-5/19

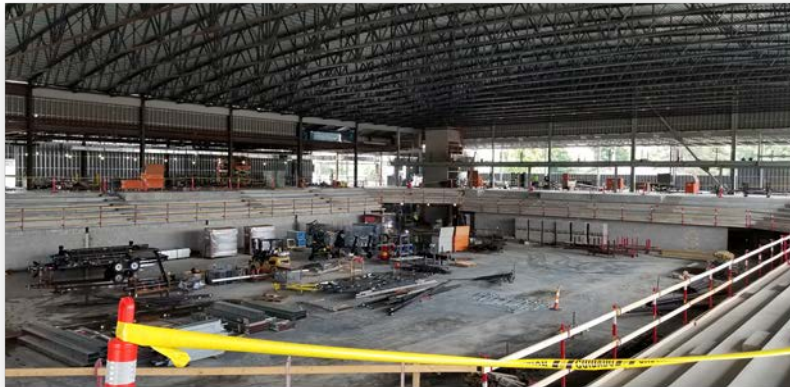
CONSULTANTS

architect of record
construction manager at risk

Moody Nolan
Gilbane

PROJECT UPDATE

Project construction continues with roof work progressing. Adjacent road project progressing on time



On Time

On Budget



700 ACKERMAN – CONSOLIDATED CALL CENTER

Full building renovation to house OSU Physicians, Central Scheduling and Customer Service, Health Plan, Corporate Operations and Hospital Compliance

Project will also include some minor interior renovations for 660 Ackerman and 600 Ackerman

Phase 1 includes glass replacement, partial demolition of IT/electrical systems in 700 Ackerman; phase 2 includes tenant improvements, elevator modernization, IT/electrical/mechanical improvements in 700, restroom and partial carpet upgrades in 660, and office reconfiguration in 600 Ackerman

PROJECT FUNDING

auxiliary funds

CURRENT PROJECT BUDGET

construction w/cont	\$19.3M
total project	\$21.8M

PROJECT SCHEDULE

BoT approval	1/17
construction	10/17-5/19

CONSULTANTS

architect of record	Baxter Hodell Donnelly & Preston
construction manager at risk	Corna/Kokosing

PROJECT UPDATE

Phase 1 work is complete; phase 2 work continues. The budget is being watched closely due to unforeseen conditions during construction.



On Time



On Budget



OHIO STADIUM UPGRADES

Consists of several projects to modernize and improve the Stadium including electrical upgrades; concrete coating and restoration; the addition of loge seating; renovate of existing suites; and additional donor suites and loge boxes

Construction work will be phased over several football seasons

PROJECT FUNDING

auxiliary funds; university debt

CURRENT PROJECT BUDGET

construction w/cont	\$34.1M
total project	\$39.1M

PROJECT SCHEDULE

BoT approval	4/16
construction	3/17-8/19

CONSULTANTS

architect of record
construction manager at risk

Osborn Engineering
Barton Malow

PROJECT UPDATE

Project work performed in multiple phases. All work, including concrete repairs, deck coating, suite and loge renovations, continues on schedule. Electrical upgrade work is complete.

 On Time

 On Budget



CANNON DRIVE RELOCATION – PHASE 1

In partnership with the City of Columbus, raise Cannon Drive between King Avenue and Herrick Drive above the 500-year flood level. Phase 2, from Herrick Drive to Woody Hayes Drive, will protect the campus from the 500-year storm event.

Work will also include utility service lines under the relocated Cannon Drive and stub out piping to serve future development, as well as the restoration of the rivers edge, informal recreation areas and landscaping.

PROJECT FUNDING

university funds; city of Columbus

CURRENT PROJECT BUDGET

construction w/cont	\$44.1M
total project	\$51.9M

PROJECT SCHEDULE

BoT approval	11/16
construction	8/17-12/19

CONSULTANTS

architect of record
general contractor

EMHT, Inc.
Kokosing

PROJECT UPDATE

State Route 315 off ramp to Medical Center Drive has reopened; the on ramp to State Route 315 is closed and is scheduled reopen in November. Cannon Drive between 12th Avenue and Medical Center Drive will also reopen in November.

On Time

On Budget



CONTROLLED ENVIRONMENT FOOD PRODUCTION RESEARCH COMPLEX

Construct a new facility to house research and support learning in several approaches to food (plant and fish) production; research on greenhouse engineering, pest and pathogen management, and plant breeding.

PROJECT FUNDING

development funds

CURRENT PROJECT BUDGET

construction w/cont	\$21.2M
total project	\$24.0M

PROJECT SCHEDULE

BoT approval	6/17
construction	8/18-12/19

CONSULTANTS

architect of record
construction manager at risk

Erdy McHenry
Corna/Kokosing

PROJECT UPDATE

Evaluating updated total project estimate based on programming and early design. Design development has begun.

 On Time

 On Budget



ADVANCED MATERIALS CORRIDOR

Renovation of the former Koffolt Lab and Fontana Lab to create research labs, offices, and classrooms

PROJECT FUNDING

state appropriations; development; department funds; university debt

CURRENT PROJECT BUDGET

construction w/cont	\$53.2M
total project	\$59.1M

PROJECT SCHEDULE

BoT approval	9/16
construction	5/18-1/20

CONSULTANTS

architect of record	Moody Nolan/Perkins and Will
construction manager at risk	Ruscilli

PROJECT UPDATE

Design work and enabling construction are complete. Building occupants have been relocated to swing space and building construction work has begun.

 On Time

 On Budget



OSU EAST – WEST WING EXPANSION/RENOVATION

Renovation of 11,500 GSF and expansion of 29,000 GSF on the second floor of the west wing of the hospital tower with mechanical penthouse

Renovated and expanded spaces include operating rooms, pre-operative/PACU spaces; imaging; and improvements to the patient arrival experience

PROJECT FUNDING

auxiliary funds

CURRENT PROJECT BUDGET

construction w/cont	\$23.9M
total project	\$26.0M

PROJECT SCHEDULE

BoT approval	6/17
construction	9/18-1/20

CONSULTANTS

architect of record
construction manager at risk

Moody Nolan
Elford

PROJECT UPDATE

Project design and planning continue. Construction work will begin in the fall.

 On Time

 On Budget



HEALTH SCIENCES FACULTY OFFICE AND OPTOMETRY CLINIC BUILDING

Construct a building at 11th Avenue and Neil Avenue for Health Science faculty offices. Optometry clinics and eyewear gallery will be relocated from Starling Loving and Fry Bridge. Key enabler for the Interdisciplinary Health Sciences project.

PROJECT FUNDING

auxiliary funds; university funds

CURRENT PROJECT BUDGET

construction w/cont	\$25.4M
total project	\$28.3M

PROJECT SCHEDULE

BoT approval	11/17
construction	12/18 – 3/20

CONSULTANTS

architect of record
design-builder

Acock Associates
TBD

PROJECT UPDATE

Programming and initial design work has begun.

 On Time

 On Budget



WOOSTER – NEW LABORATORY BUILDING

Construct a new facility for Entomology research that will include teaching labs, research space and classrooms. The facility will also include dining service and mechanical chiller plant infrastructure.

PROJECT FUNDING

university funds; state appropriations

CURRENT PROJECT BUDGET

construction w/cont	\$30.0M
total project	\$33.5M

PROJECT SCHEDULE

BoT approval	1/17
construction	10/18 – 4/20

CONSULTANTS

architect of record
construction manager at risk

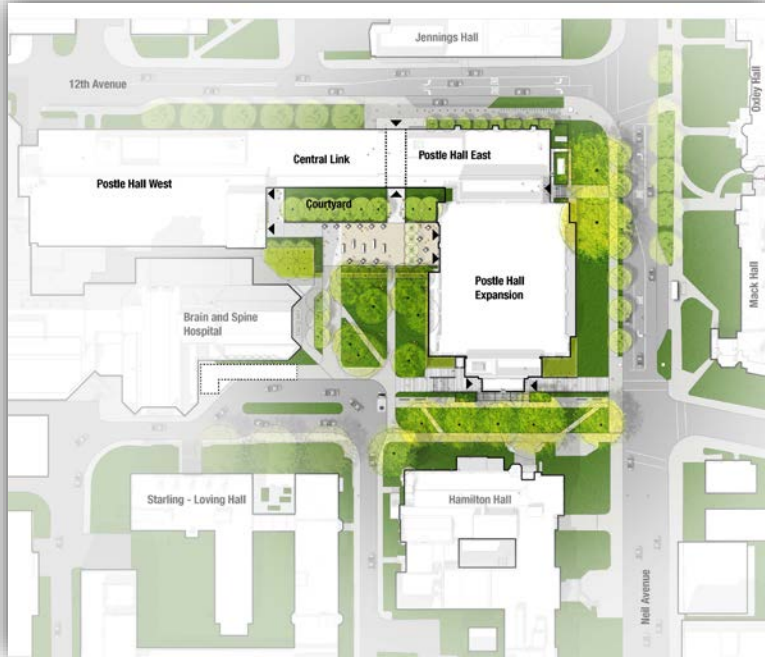
Hasenstab Architects
Elford, Inc.

PROJECT UPDATE

The project was approved for \$3.5M for design through the schematic design phase. Design work is underway and the CMR has been selected.

 On Time

 On Budget



POSTLE PARTIAL REPLACEMENT

Replace the southern portion of the east wing and renovate/upgrade portions of the west wing.

PROJECT FUNDING

development; state appropriations; department funds; university debt

CURRENT PROJECT BUDGET

construction w/cont	\$85.4M
total project	\$95.0M

PROJECT SCHEDULE

BoT approval	9/16
construction	6/18-7/20

CONSULTANTS

architect of record
design architect
construction manager at risk

Design Group
Robert A. M. Stern Architects
Gilbane

PROJECT UPDATE

Construction on the new building has begun with abatement and demolition work.

 On Time

 On Budget



ARTS DISTRICT

Renovate and expand the School of Music building and construct a new Department of Theater building.

The project will also extend Annie and John Glenn Avenue from College Road to High Street and make modifications to College Road and adjacent pedestrian spaces.

PROJECT FUNDING

university funds

CURRENT PROJECT BUDGET

construction w/cont	\$115.0M
total project	\$160.0M

PROJECT SCHEDULE

BoT approval	11/17
construction	TBD

CONSULTANTS

architect of record
construction manager at risk

DLR Group
Holder Construction Co.

PROJECT UPDATE

Program verification and design work has begun.

 On Time

 On Budget

Wooster New Laboratory Building



MASTER PLANNING AND FACILITIES COMMITTEE

AUGUST 30, 2018

SCHEDULE & BUDGET

JUNE 19, 2018

DRB DESIGN DEVELOPMENT

TOTAL PROJECT COST: \$33.5M

CONSTRUCTION COST: \$24.5M

AUGUST 31, 2018

BOT CONSTRUCTION APPROVAL

CAMPUS CHILLER PLANT: \$3.6M

CAMPUS CHILLED WATER UPGRADES

NOVEMBER 2018

START OF CONSTRUCTION

NEW LAB BUILDING: \$20.9M

ENTOMOLOGY RESEARCH

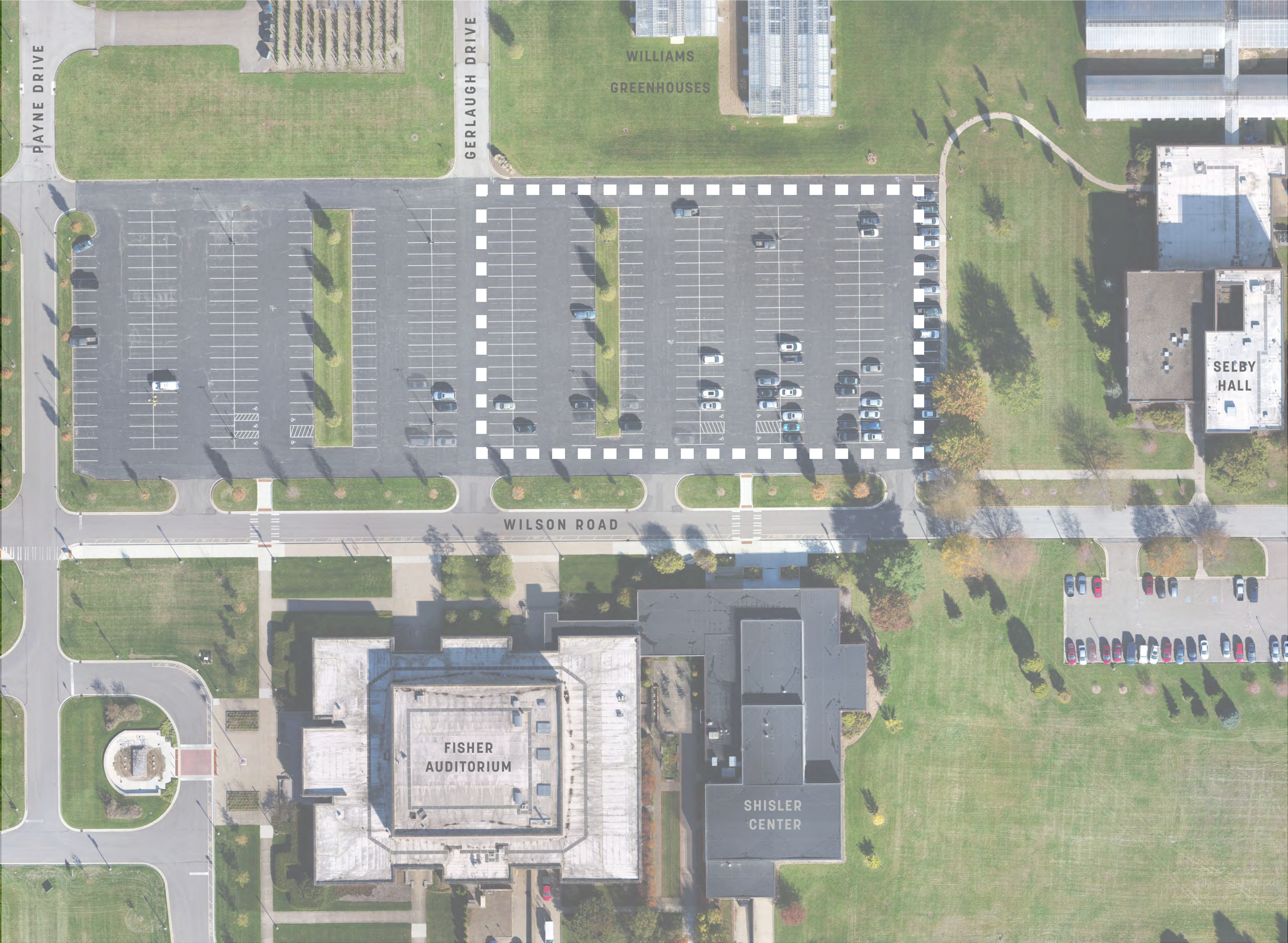
ATI TEACHING LABS

CAFE

VICINITY MAP



EXISTING SITE



ILLUSTRATIVE SITE PLAN



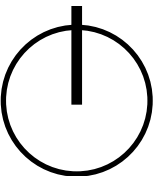
FIRST LEVEL FLOOR PLAN

FFE@ LOADING DOCK:
1,042.36'

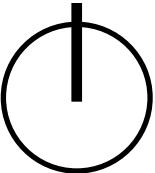
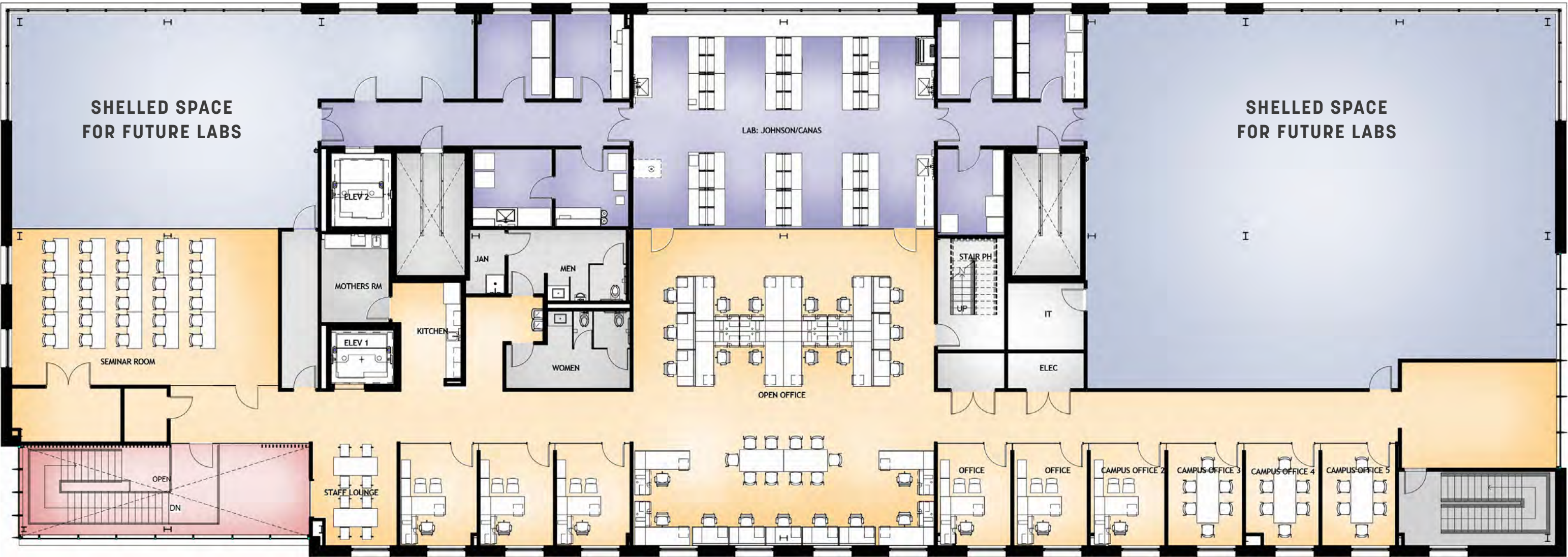
FFE@ MAIN ENTRANCE:
1,046.36'



SECOND LEVEL FLOOR PLAN



THIRD LEVEL FLOOR PLAN



PERSPECTIVES



SOUTHWEST ENTRY

ENTRANCE AND BUG ZOO



CAPITAL SAVINGS UPDATE

Jay Kasey, Senior Vice President

August 30, 2018



THE OHIO STATE UNIVERSITY

CAPITAL PROJECT SAVINGS

BACKGROUND

- Prior to FY18, capital project savings were used for additional scope or returned to the user.
- For FY18, a \$25M goal was established for capital project savings (hard savings), using the Capital Investment Plan as the baseline.

ACTION STEPS

- Identified hard savings and transferred to a savings line item within the project management system.
- Reporting tool developed and reviewed quarterly.
- Approval from senior leadership required to redirect savings to university strategic projects.

FY18 CAPITAL PROJECT SAVINGS

FISCAL YEAR 2018 SAVINGS

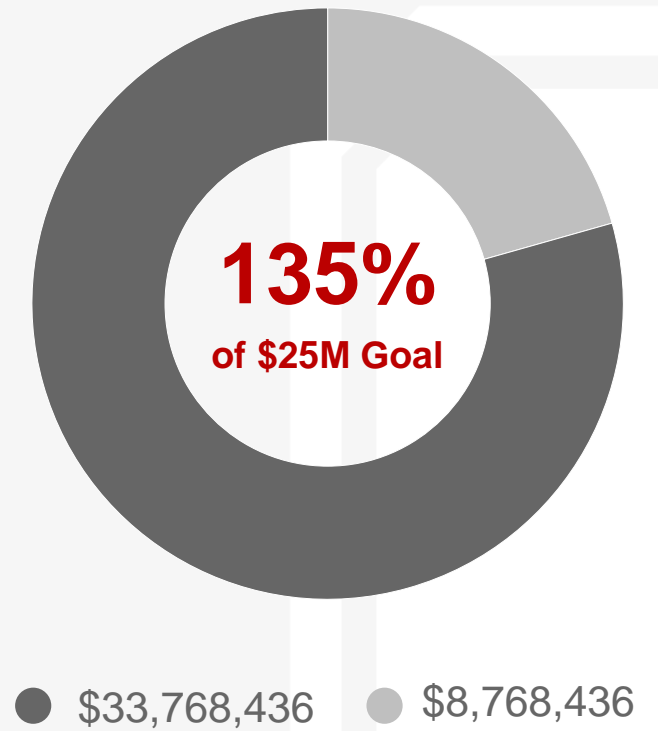
Closed Project Cashflow Savings	\$17.4M
Bid Favorability	\$8.7M
Reduced Contingency/Budget	\$7.7M

Total	\$33.8M
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FY18 GOAL

- Target Goal \$20M Savings
- Exceed Goal \$25M Savings
- Baseline is FY18 Capital Investment Plan

2018 FYE SAVINGS



CASE STUDY: OHIO STADIUM UPGRADES

\$3.69 million in identified savings, bringing project to \$39.1M

PROJECT SCOPE (OSU-160637)

Several phased projects to modernize and improve the stadium, including:

- Electrical upgrades
- Concrete coating and restoration
- The addition of loge seating
- Renovation of existing suites
- Additional suites

DESCRIPTION

- Identified savings in an early phase of the project, related to the concrete repair/deck coating of C Deck. During bidding, the A/E included an approved alternative product that reduced a three coat system to a two coat system.
- 20% electrical bid savings

LOOKING AHEAD: FY19 AND BEYOND

FY19 Capital Project Savings Goal: \$52M

Baseline is FY19 Capital Investment Plan

ACTION STEPS

- Continue to identify hard savings and transfer to a savings line item within the project management system.
- Enterprise wide communication and enforcement of savings goals.
- **Evaluate the following for savings opportunities:**
 - Building Efficiency (gross square footage to net)
 - Building Design Standards
 - Design Assist
 - Prefabrication
 - Contingency Management



\$52M

**APPROVAL TO ENTER INTO PROFESSIONAL SERVICES
AND CONSTRUCTION CONTRACTS**

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS

Celeste Lab Renovation
Indoor Tennis Center
Newark – Science & Technology Building

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

Fire System Replacements – Phase 3
HVAC Replacements – Phase 2
Road and Bridge Improvements – Phase 3
Roof Replacements – Phase 3
Health Sciences Faculty Office and Optometry Clinic Building
WMC Regional Ambulatory Facilities

APPROVAL TO ENTER INTO CONSTRUCTION CONTRACTS

Wooster New Laboratory Building

Synopsis: Authorization to enter into professional services and construction contracts, as detailed in the attached materials, is proposed.

WHEREAS in accordance with the attached materials, the university desires to enter into professional services contracts for the following projects; and

	Prof. Serv. Approval Requested	Total Project Cost	
Celeste Lab Renovation	\$3.9M	\$29.0M	State Funds University Funds
Indoor Tennis Center	\$1.9M	\$21.9M	Development Funds University Debt
Newark – Science & Technology Building	\$2.3M	TBD	University Debt Development Funds University Funds

WHEREAS in accordance with the attached materials, the university desires to enter into professional services and construction contracts for the following projects; and

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Project Cost	
Fire System Replacements – Phase 3	\$0.6M	\$3.4M	\$4.0M	State Funds
HVAC Replacements – Phase 2	\$1.0M	\$6.2M	\$7.2M	State Funds

**APPROVAL TO ENTER INTO PROFESSIONAL SERVICES
AND CONSTRUCTION CONTRACTS (CONT)**

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Project Cost	
Road and Bridge Improvements – Phase 3	\$0.8M	\$4.9M	\$5.7M	State Funds
Roof Replacements – Phase 3	\$0.8M	\$4.9M	\$5.7M	State Funds
Health Sciences Faculty Office and Optometry Clinic Building	\$2.3M	\$25.4M	\$28.3M	Auxiliary Funds University Funds
WMC Regional Ambulatory Facilities	\$3.1M	\$4.9M	TBD	Auxiliary Funds

WHEREAS in accordance with the attached materials, the university desires to enter into construction contracts for the following projects; and

	Construction Approval Requested	Total Project Cost	
Wooster – New Laboratory Building	\$30.0M	\$33.5M	State Funds University Funds

WHEREAS the Master Planning and Facilities Committee has reviewed the projects listed above for alignment with all applicable campus plans and guidelines; and

WHEREAS the Finance Committee has reviewed the projects listed above for alignment with the Capital Investment Plan and other applicable financial plans:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance be authorized to enter into professional services and construction contracts for the projects listed above in accordance with established university and state of Ohio procedures, with all actions to be reported to the board at the appropriate time.

Project Data Sheet for Board of Trustees Approval

Celeste Lab Renovation

OSU-180868 (CNI# 13000179)

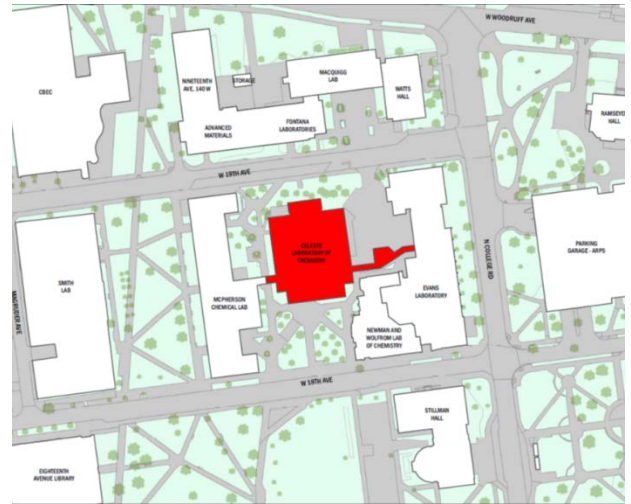
Project Location: 120 W 18th Ave

- **approval requested and amount**

professional services	\$3.9M
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- **project budget**

professional services	\$3.9M
construction w/contingency	\$25.1M
total project budget	\$29.0M
- **project funding**
 - ☐ university debt
 - ☐ development funds
 - ☒ university funds
 - ☐ auxiliary funds
 - ☒ state funds
- **project schedule**

BoT prof serv approval	8/18
design/bidding	9/18 – 08/19
construction	08/19 – 08/22



- **project delivery method**
 - ☐ general contracting
 - ☐ design/build
 - ☒ construction manager at risk
- **planning framework**
 - this project is included in the FY 2019 Capital Investment Plan
- **project scope**
 - this project will provide upgrades to building mechanical, electrical, and plumbing systems
 - the project will renovate chemistry laboratories and support spaces
 - the project will replace building elevators and improve the exterior envelope
- **approval requested**
 - approval is requested to enter into professional services contracts

- **project team**

University project manager:	Bill Holtz
Architect/Engineer:	TBD
	TBD

Project Data Sheet for Board of Trustees Approval

Indoor Tennis Center

OSU-190076 (CNI# 18000038)

Project Location: Athletics District

- **approval requested and amount**
professional services \$1.9M
- **project budget**
professional services \$1.9M
construction w/contingency \$20.0M

total project budget \$21.9M
- **project funding**
 - ☒ university debt
 - ☒ development funds
 - ☐ university funds
 - ☐ auxiliary funds
 - ☐ state funds
- **project schedule**
BoT prof serv approval 8/18
design/bidding 9/18 – 8/19
construction 9/19 - 12/20



- **project delivery method**
 - ☐ general contracting
 - ☐ design/build
 - ☒ construction manager at risk
- **planning framework**
 - this project is included in the FY 2019 Capital Investment Plan
 - this project is consistent with Framework 2.0 and the Athletics District Framework Plan
- **project scope**
 - this project will construct a new 75,000 GSF indoor tennis facility to be located in the Athletic District adjacent to the existing outdoor tennis facility
 - the project includes 6 courts, 450 spectator seats, men/women varsity locker rooms, athletic training room and offices
- **approval requested**
 - approval is requested to enter into professional services contracts

-
- **project team**
University project manager: Gary Collier
Architect/Engineer: TBD
CM @ Risk: TBD

Project Data Sheet for Board of Trustees Approval

Newark – Science and Technology Building

OSU-190050 (CNI# 12000648)

Project Location: Newark Campus

- **approval requested and amount**
professional services \$2.3M

- **project budget**
professional services \$2.3M
construction w/contingency TBD
total project budget TBD

- **project funding**
 - ☒ university debt
 - ☒ development funds
 - ☒ university funds
 - ☐ auxiliary funds
 - ☐ state funds

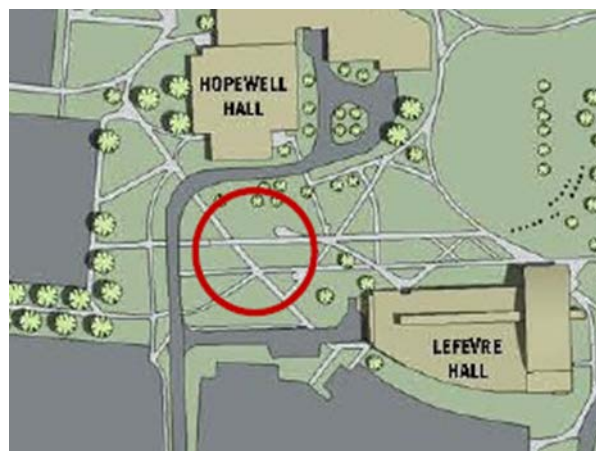
- **project schedule**
BoT prof serv approval 08/18
design/bidding 09/18 – 08/19
construction 08/19 – 01/21

- **project delivery method**
 - ☐ general contracting
 - ☐ design/build
 - ☒ construction manager at risk

- **planning framework**
 - this project is included in the FY 2019 Capital Investment Plan

- **project scope**
 - this project will construct a 40,000 GSF building that will contain biological and physical sciences research and teaching labs, classrooms, collaborative learning and academic support space
 - shared instructional spaces will serve both The Ohio State University Newark and Central Ohio Technical College
 - the total project cost will be validated during program verification and early design
 - project funding includes Central Ohio Technical College local funds

- **approval requested**
 - approval is requested to enter into professional services contracts



- **project team**
University project manager: Brandon Shoop
Architect/Engineer: TBD
TBD

Project Data Sheet for Board of Trustees Approval

Fire System Replacements Phase 3

OSU-190065 (CNI# 16000098, 18000101)

Project Location: Columbus Campus

- **approval requested and amount**

professional services/construction	\$4.0M
------------------------------------	--------
- **project budget**

professional services	\$0.6M
construction w/contingency	\$3.4M
<hr/>	
total project budget	\$4.0M
- **project funding**
 - ☐ university debt
 - ☐ development funds
 - ☐ university funds
 - ☐ auxiliary funds
 - ☒ state funds
- **project schedule**

BoT prof. services/construction approval	8/18
design/bidding	12/18 – 9/19
construction	10/19 – 12/21
- **project delivery method**
 - ☐ general contracting
 - ☐ design/build
 - ☒ construction manager at risk
- **planning framework**
 - the project is included in the FY 2019 Capital Improvement Plan as one of several bundled, state capital funded, infrastructure projects
- **project scope**
 - the project will replace building fire alarm systems
 - initial building list includes: Dreese Laboratories, Caldwell Laboratories, Dulles Hall, Howlett Greenhouses, Orton Hall and Townshend Hall
 - exact buildings will be determined during planning/design phases of the project
- **approval requested**
 - approval is requested to enter into professional services and construction contracts

-
- **project team**

University project manager:	Tim Shepard
AE/design architect:	TBD
CMR:	TBD

Project Data Sheet for Board of Trustees Approval

HVAC Replacements Phase 2

OSU-190066 (CN# 14000394, 18000103)

Project Location: Columbus Campus

- **approval requested and amount**

professional services/construction	\$7.2M
------------------------------------	--------
- **project budget**

professional services	\$1.0M
construction w/contingency	\$6.2M
<hr/>	
total project budget	\$7.2M
- **project funding**
 - ☐ university debt
 - ☐ development funds
 - ☐ university funds
 - ☐ auxiliary funds
 - ☒ state funds
- **project schedule**

BoT prof services/construction approval	8/18
design/bidding	12/18 – 11/19
construction	12/19 – 12/20
- **project delivery method**
 - ☐ general contracting
 - ☐ design/build
 - ☒ construction manager at risk
- **planning framework**
 - this project is included in the FY 2019 Capital Improvement Plan as one of several bundled, state capital funded, infrastructure projects
- **project scope**
 - the project will replace or renovate HVAC systems in campus buildings, including boilers, air system distribution, building controls, exhaust and primary heating
 - initial building list includes Atwell Hall, Orton Hall, Pressey Hall, Research Center, and Sisson Hall
 - exact buildings will be identified during planning/design phases of the project
- **approval requested**
 - approval is requested to enter professional services and construction contracts

-
- **project team**

University project manager:	AI Stazzone
AE/design architect:	TBD
CMR:	TBD

Project Data Sheet for Board of Trustees Approval

Road and Bridge Improvements Phase 3

OSU-190008 (CNI# 16000103, 18000117)

Project Location: Columbus Campus

- **approval requested and amount**

professional services/construction	\$5.7M
------------------------------------	--------
- **project budget**

professional services	\$0.8M
construction w/contingency	\$4.9M
<hr/>	
total project budget	\$5.7M
- **project funding**
 - ☐ university debt
 - ☐ development funds
 - ☐ university funds
 - ☐ auxiliary funds
 - ☒ state funds
- **project schedule**

BoT prof services/construction approval	8/18
design/bidding	12/18 – 3/20
construction	4/20 – 12/21
- **project delivery method**
 - ☐ general contracting
 - ☒ design/build
 - ☐ construction manager at risk
- **planning framework**
 - this project is included in the FY 2019 Capital Improvement Plan as one of several bundled, state capital funded, infrastructure projects
- **project scope**
 - this project will mill and fill roads on campus and improve sidewalks and curbs
 - priority roadways will be identified during planning/design phases of the project
- **approval requested**
 - approval is requested to enter professional services and construction contracts

-
- **project team**

University project manager:	Tom Ekegren
AE:	TBD
Design-Builder:	TBD

Project Data Sheet for Board of Trustees Approval

Roof Replacements Phase 3

OSU-190025 (CNI# 14000386, 18000118)

Project Location: Columbus Campus

- **approval requested and amount**

professional services/construction	\$5.7M
------------------------------------	--------
- **project budget**

professional services	\$0.8M
construction w/contingency	\$4.9M
<hr/>	
total project budget	\$5.7M
- **project funding**
 - ☐ university debt
 - ☐ development funds
 - ☐ university funds
 - ☐ auxiliary funds
 - ☒ state funds
- **project schedule**

BoT prof. services/construction approval	8/18
design/bidding	12/18 – 3/20
construction	4/20 – 10/21
- **project delivery method**
 - ☐ general contracting
 - ☒ design/build
 - ☐ construction manager at risk
- **planning framework**
 - the project is included in the FY 2019 Capital Improvement Plan as one of several bundled, state capital funded, infrastructure projects
- **project scope**
 - the project will replace roofs around Columbus campus
 - initial building list includes Mershon Center, Enarson Classroom Building, and Pressey Hall
 - exact buildings will be determined during planning/design phases of the project
- **approval requested**
 - approval is requested to enter into professional services and design/build contracts

-
- **project team**

University project manager:	Al Stazzone
AE:	TBD
Design-Builder:	TBD

Project Data Sheet for Board of Trustees Approval

Health Sciences Faculty Office and Optometry Clinic Building

OSU-180356 (CNI# 180000074, 18000019, 18000158)

Project Location: West 11th Ave & Neil Ave

- **approval requested and amount**

professional services	\$2.3M
construction	\$25.4M

- **project budget**

professional services	\$2.9M
construction w/contingency	\$25.4M
total project budget	\$28.3M

- **project funding**

- ☐ university debt
- ☐ development funds
- ☒ university funds
- ☒ auxiliary funds
- ☐ state funds

- **project schedule**

BoT prof serv appr (criteria design)	11/17
design/bidding	4/18 – 11/18
construction	12/18 – 3/20

- **project delivery method**

- ☐ general contracting
- ☒ design/build
- ☐ construction manager at risk

- **planning framework**

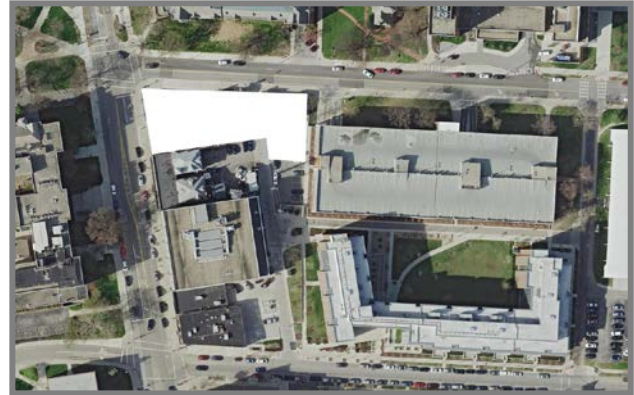
- the FY 2018 Capital Investment Plan included the professional services amount for criteria design
- the FY 2019 Capital Investment Plan includes the remainder of the professional services and construction costs

- **project scope**

- demolish three existing buildings at the corner of W. 11th Ave and Neil Ave
- construct approximately 87,000 GSF for optometry clinics, retail, faculty offices and support spaces
- key enabling project for the Interdisciplinary Health Sciences Center

- **approval requested**

- approval is requested to enter into professional services contracts for the remainder of the design phase and to enter into construction contracts



- **project team**

University project manager:	Evan Gardiner
Criteria architect:	Acock Associates
Design-builder:	TBD

Project Data Sheet for Board of Trustees Approval

WMC Regional Ambulatory Facilities

OSU-180636 (CNI# 18000157, 18000177)

Project Location: Hamilton Road and SR 161

- **approval requested and amount**

professional services	\$3.1M
construction	\$4.9M

- **project budget**

professional services	
construction w/contingency	TBD
total project budget	TBD

- **project funding**

- ☐ university debt
- ☐ development funds
- ☐ university funds
- ☒ auxiliary funds (health system)
- ☐ state funds

- **project schedule**

BoT professional services approval (SD only)	4/18
BoT professional services approval	8/18
design	4/18 – 5/19
construction	9/18 – 9/20

- **project delivery method**

- ☐ general contracting
- ☐ design/build
- ☒ construction manager at risk

- **planning framework**

- consistent with the strategic plans of the university and Wexner Medical Center to provide medical services within community-based ambulatory facilities
- this project is included in the FY 2019 Capital Investment Plan

- **project scope**

- design approximately 222,000 square foot ambulatory building that will include ambulatory surgery, endoscopy, primary care, specialty medical and surgical clinics, and related support
- the facility will be located at Hamilton Road and SR 161 in Columbus
- the total project cost will be validated during design

- **approval requested**

- approval is requested to enter into professional services contracts for the remainder of design and enter into construction contracts for site work



- **project team**

University project manager:	Paul Lenz
AE/design architect:	DLR Group
CMR:	Daimler Group

Project Data Sheet for Board of Trustees Approval

Wooster – New Laboratory Building

OSU-170192 (CNI# 15000200, 16000133, 17000106)

Project Location: Ohio State ATI, Wooster, Ohio

- **approval requested and amount**

construction w/contingency \$30.0M

- **project budget**

professional services \$3.5M

construction w/contingency \$30.0M

total project budget \$33.5M

- **project funding**

☐ university debt

☐ development funds

☒ university funds

☐ auxiliary funds

☒ state funds

- **project schedule**

BoT professional services approval 01/17

BoT construction approval 08/18

design/bidding 04/17 – 09/18

construction 10/18 – 04/20

- **project delivery method**

☐ general contracting

☐ design/build

☒ construction manager at risk

- **planning framework**

○ this project is included in the FY17 and FY18 Capital Improvement Plans

- **project scope**

○ the project will replace facilities that are beyond their useful life providing a new home for Entomology research as well as teaching labs and classroom spaces and a small cafe

○ the building will connect to the central chilled water plant

- **approval requested**

○ approval is requested to enter into construction contracts



- **project team**

University project manager:

Bill Holtz

AE/design architect:

Hasenstab Architects

CM at Risk:

Elford Inc

APPROVAL FOR ACQUISITION OF REAL PROPERTY

**NEAR CAREPOINT EAST – WEXNER MEDICAL CENTER
IN COLUMBUS, FRANKLIN COUNTY, OHIO**

Synopsis: Authorization to purchase approximately 2 acres of real property located adjacent to CarePoint East, Franklin County, Ohio, is proposed.

WHEREAS the property is located on Atcheson Street and Johnson Street, Columbus, Ohio; and

WHEREAS the property will be utilized for parking expansion; and

WHEREAS the acquisition will be contingent upon zoning changes that will allow construction of the parking facilities; and

WHEREAS it has been recommended by the Office of Planning and Real Estate, in coordination with the Wexner Medical Center, that the university purchase the land; and

WHEREAS funds for the acquisition will be provided by Wexner Medical Center:

NOW THEREFORE

BE IT RESOLVED, That the President and/or Senior Vice President for Business and Finance be authorized to take any action required to effect the acquisition of the property on terms and conditions deemed to be in the best interest of the university.

**APPROVAL FOR ACQUISITION OF REAL PROPERTY
NEAR HOSPITAL EAST
COLUMBUS, FRANKLIN COUNTY, OHIO**

Background

The Ohio State University seeks to acquire from Blueprint Community Development LLC, approximately 2 acres of land located on Atcheson and Johnson Streets, Franklin County, Columbus, Ohio. This land is adjacent to CarePoint East and will be used for parking expansion.

Location and Description

Ohio State is purchasing a portion of the property located on Atcheson Street and Johnson Streets, Columbus, Ohio, adjacent to the University's CarePoint East facility. The site currently contains some structures that were constructed in 1946. The site is currently zoned R3 (Residential).

Purchase Rationale

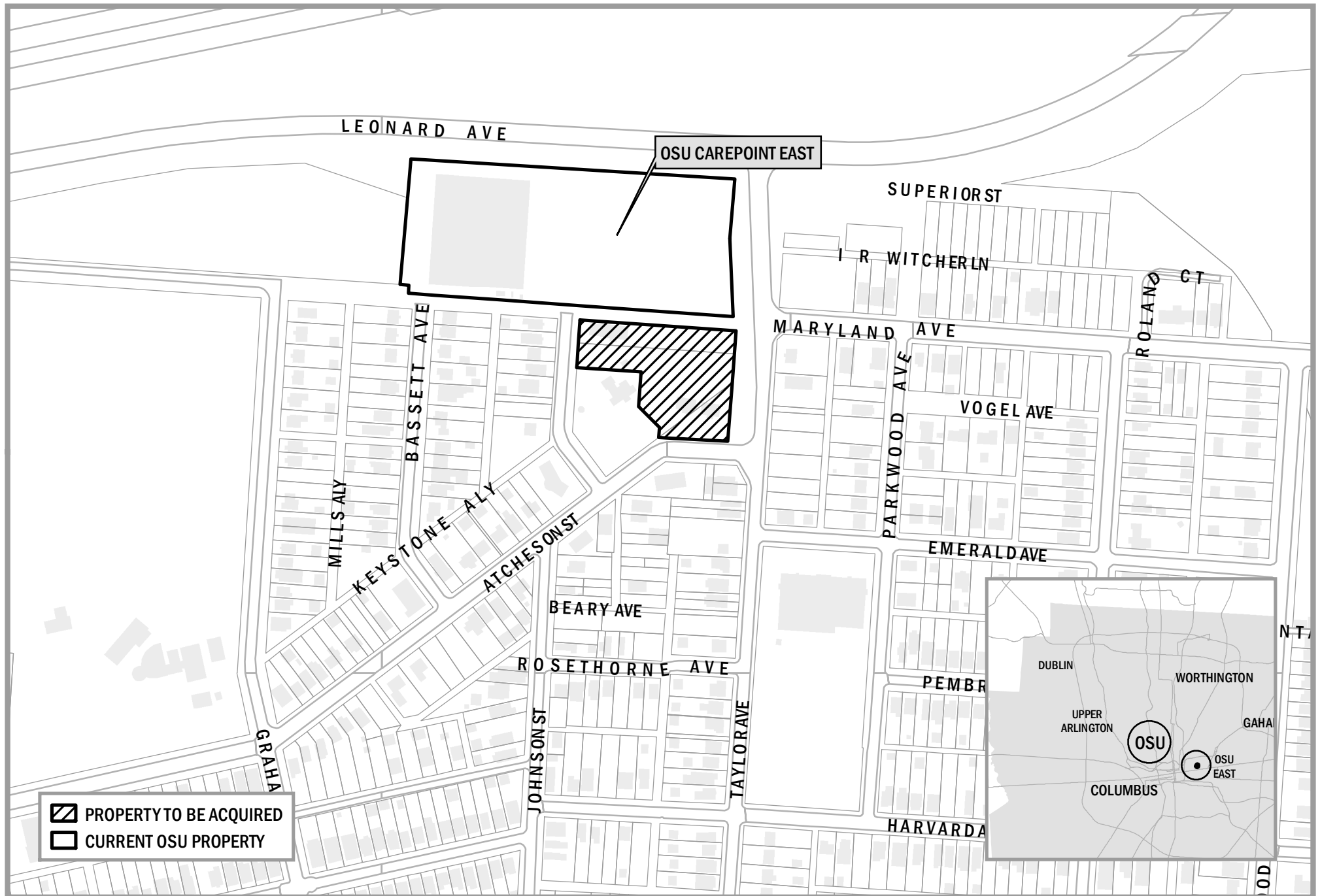
The acquisition of this adjacent property is strategic to address current parking issues at CarePoint East and provides parking for future growth of services, enhancing the patient and visitor experience.

The operations of CarePoint East saw a FY18 growth of 12% over FY17 (88% since opening in 2011), averaging nearly 1,250 patient visits per day. The parking expansion will be designated for staff, allowing spaces closer to the facility to remain available for patients.

The existing configuration is narrow in parking space and row width, resulting in limited driver vision and difficult navigation for pedestrians and drivers. The additional parking will allow for the total parking lot to be configured at current parking standards.

Acquisition of Property

Planning and Real Estate, together with the Wexner Medical Center, recommends the acquisition of the +/- 2 acres. The property will be acquired for \$1.00.



APPROVAL FOR GROUND LEASE OF UNIMPROVED REAL PROPERTY

APPLESAUCE LANE
IN APPLE CREEK, WAYNE COUNTY, OHIO

Synopsis: Authorization to ground lease approximately 2-3 acres of unimproved real property located on Applesauce Lane, Apple Creek, Wayne County, Ohio, is proposed.

WHEREAS pursuant to Ohio Revised Code, the Ohio Department of Administrative Services may lease land belonging to or under the control or jurisdiction of a state university, not required nor to be required for use of the university, to a developer; and

WHEREAS The Ohio State University is seeking to ground lease approximately 2-3 acres of land located on Applesauce Lane, Apple Creek, Ohio; and

WHEREAS the property will be utilized for the construction of a 14,000-15,500 square foot commercial facility by Certified Angus Beef; and

WHEREAS the lease is contingent upon Ohio State Board of Trustees approval; and

WHEREAS it has been recommended by the Office of Planning and Real Estate, in coordination with the College of Food, Agricultural and Environmental Sciences, that the university enter into a lease:

NOW THEREFORE

BE IT RESOLVED, That the President and/or Senior Vice President for Business and Finance hereby be authorized to take any action required to effect the lease of the property and to negotiate terms and conditions deemed to be in the best interest of the university and in accordance with Ohio law.

**APPROVAL FOR GROUND LEASE OF UNIMPROVED REAL PROPERTY
APPLESAUCE LANE
APPLE CREEK, WAYNE COUNTY, OHIO**

Background

The College of Food, Agricultural and Environmental Sciences (CFAES) requests to ground lease approximately 2-3 acres of unimproved land to Certified Angus Beef (CAB) at the Grace Drake Agricultural Laboratory (GDAL) in Apple Creek, Ohio.

CAB will construct a 14,000-15,500-square-foot commercial facility for use as a training and educational facility. Presently, CAB has a training and outreach facility located in Wooster and transports individuals to GDAL several times during the day throughout the week to view the cattle operations. Having a facility in the vicinity of the GDAL beef facility will greatly enhance CAB collaboration with CFAES and training and outreach programs to expose students, the broader consuming public and the media about the realities and general benefits agriculture plays in a productive society.

Location and Description

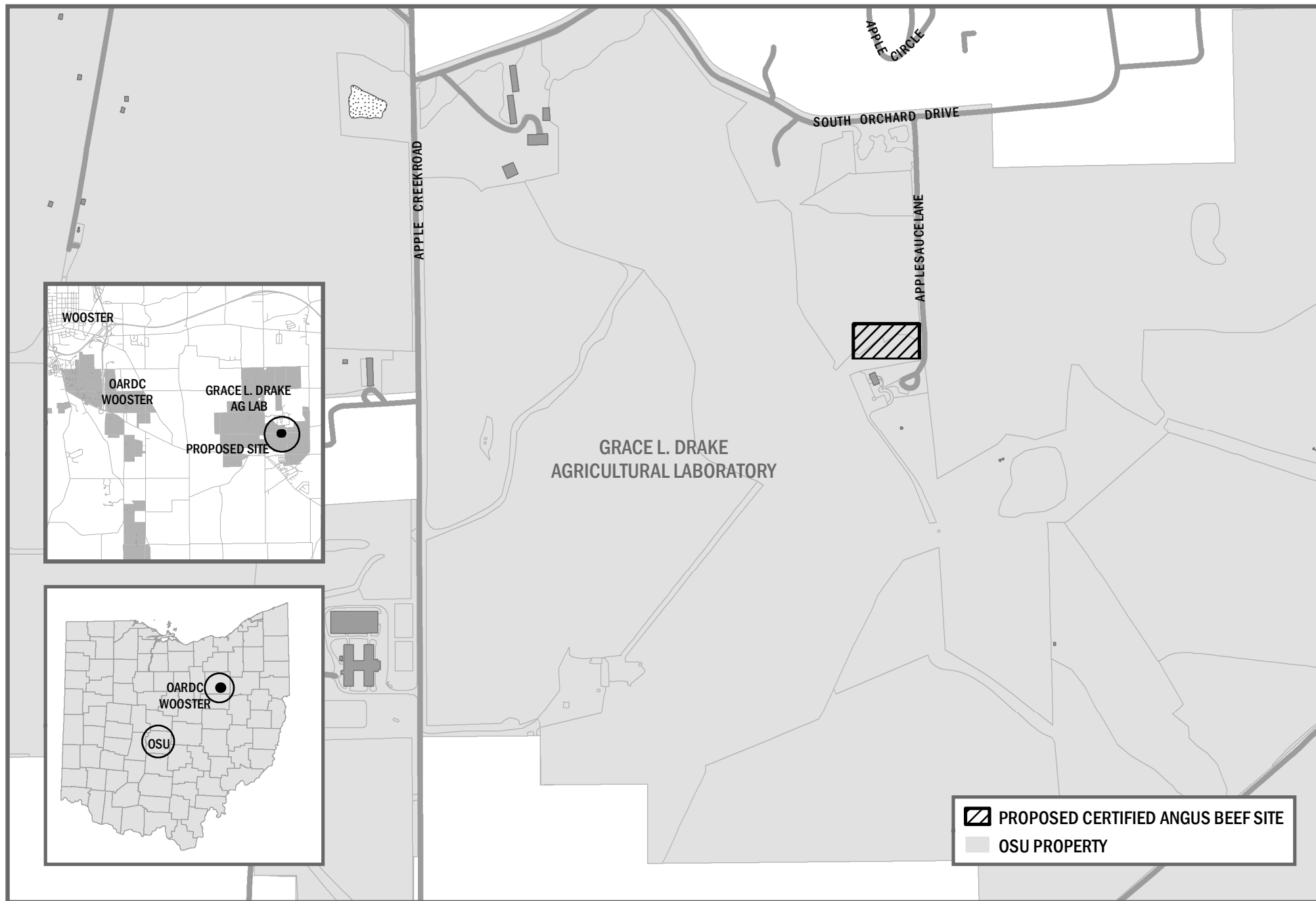
The proposed site is located off Applesauce Lane, near the intersection of South Orchard Drive and Apple Creek Road. There are no zoning restrictions.

Property History

The land is titled to the state of Ohio. CFAES facility master plans do not contemplate a university use for the proposed site.

Recommendation

Under Ohio Revised Code Section 123.17, the Department of Administrative Services may lease land under the jurisdiction of a state university that is not required for university use to a developer. This particular code requires Board of Trustees approval of the lease. The Office of Planning and Real Estate, together with CFAES, recommends that the Board of Trustees authorize the leasing of approximate 2-3 acres to CAB for development of a commercial multipurpose facility under terms and conditions that are in the best interest of the university.



**CERTIFIED ANGUS BEEF FACILITY
ATI
APPLESAUCE LANE
APPLE CREEK, WAYNE COUNTY, OHIO**

**APPROVAL FOR FISCAL YEAR 2019
UTILITY SYSTEM CAPITAL IMPROVEMENT PROJECT**

**HARDING HOSPITAL CONNECTION TO
SOUTH CAMPUS CHILLER PLANT**

Synopsis: Authorization for Ohio State Energy Partners LLC to make capital improvements to the utility system pursuant to terms of the Long-Term Lease and Concession Agreement for The Ohio State University Utility System dated April 10, 2017, as amended, ("Agreement"), is proposed.

WHEREAS the concessionaire, Ohio State Energy Partners LLC, has requested approval of this utility system capital improvement project for the fiscal year ending June 30, 2019; and

WHEREAS the concessionaire has provided the detailed description of the proposed capital improvement, supporting technical data and analysis, pursuant to Section 4.3(c) of the Agreement; and

WHEREAS the project will be delivered pursuant to the terms of the Agreement; and

WHEREAS the capital expenditures for the approved utility system project will be added to the variable fee component of the utility fee pursuant to the Agreement; and

WHEREAS the university has reviewed and considered the financial, technical and operational aspects of this project and the project's alignment with university plans and sustainability goals; and

WHEREAS the Master Planning and Facilities Committee has reviewed the project for alignment with all applicable campus plans and guidelines; and

WHEREAS the Finance Committee has reviewed the project for alignment with the Capital Investment Plan and other applicable financial plans:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby authorizes Ohio State Energy Partners LLC to proceed with the capital improvements to the utility system as outlined in the attached materials.

**APPROVAL FOR FISCAL YEAR 2019
UTILITY SYSTEM CAPITAL IMPROVEMENT PROJECTS**

Harding Hospital Connection to South Campus Chiller Plant

BACKGROUND

Pursuant to the terms of the long-term lease and concession agreement ("Agreement") for the Ohio State University utility system dated April 10, 2017 and as amended; Ohio State Energy Partners LLC (OSEP) will fund and implement capital improvements to the utility system. Capital investments made by OSEP will be tied to the variable fee component of the annual Utility Fee structure.

Proposed capital projects are evaluated by the university and OSEP for alignment with applicable strategic, financial and physical plans and to ensure continued reliability, safety and compliance of the utility system.

This project requires approval of the Board of Trustees. Approval of this project will be pursuant to the detailed outlined below, any applicable university directives, as well as the applicable project requests and supporting documentation submitted pursuant to the concession agreement.

Harding Hospital Connection to Chilled Water Plant

Scope: Design and construction of the extension of south campus central chilled water supply and return infrastructure from the existing Upham Drive utility tunnel to Harding Hospital. A recent chiller failure at Harding Hospital necessitated the rental and installation of a temporary chiller to provide service. The most cost-effective long-term solution is to connect the building to the chiller plant. When the utility systems were recently upgraded on 12th Avenue a connection point was stubbed out for the future use by the hospital. This project would complete that connection.

Estimated Cost: \$2.33 M

Project Cost Breakdown	Cost
FY 2019	\$ 2.33 M