

The Ohio State University  
Board of Trustees

November 3, 2017

**THURSDAY, NOVEMBER 2, 2017**  
**MASTER PLANNING AND FACILITIES COMMITTEE MEETING**

Alexander R. Fischer  
James D. Klingbeil  
Brent R. Porteus  
Alan A. Stockmeister  
H. Jordan Moseley  
Robert H. Schottenstein  
Alex Shumate (*ex officio*)

Location: Recreation and Physical Activity Center (RPAC)  
Meeting Rooms 1-2, B255/B257

Time: 8:00-9:45am

*ITEMS FOR DISCUSSION*

- |   |             |
|---|-------------|
| 1. Physical Environment Scorecard - Mr. Kasey                     | 8:00-8:10am |
| 2. Major Project Update - Ms. Readey                              | 8:10-8:15am |
| 3. Capital Projects Annual Report: Fiscal Year 2017 - Ms. Readey  | 8:15-8:30am |
| 4. Advanced Materials Corridor: Phase 1 Design Review - Mr. Myers | 8:30-8:40am |
| 5. Programing Studies Updates (verbal) - Mr. Myers                | 8:40-8:55am |

*ITEMS FOR ACTION*

- |  |             |
|--|-------------|
| 6. Authorizations Regarding Professional Services - Ms. Readey   | 8:55-9:10am |
| 7. Approval for Fiscal Year 2018 Utility System Capital Improvement Projects - Ms. Readey                  | 9:10-9:15am |
| 8. Acceptance of Gift of Unimproved Real Property: 352 West Dodridge Street - Mr. Myers                    | 9:15-9:20am |
| 9. Acceptance of Gift of Improved Real Property and Approval of Sale of Improved Real Property - Mr. Myers | 9:20-9:25am |

Executive Session	9:25-9:45am
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PHYSICAL ENVIRONMENT	FY18 Year-To-Date				Actual vs Target	FY18 Annual Target (Budget)	Comments
	Actual Prior Year Same Period (FY17 YTD)	Actual	Target (Budget)	Target %Var			
<b>A. FINANCIAL</b>							
1. A&P Tot. Operating Expenses (General & Earnings Funds)	\$33,086,446	\$35,110,763	\$38,062,317	-7.8%	—	\$134,294,415	
<b>B. OPERATIONAL</b>							
1. % Total Projects Completed on Time	91.3%	88.8%	90.0%	-1.3%	▶	90.0%	
2. % Total Projects Completed on Budget	95.0%	98.3%	90.0%	9.2%	—	90.0%	
3. Capital Investment Program Spend *	\$372.7	\$308.3	\$398.2 M	-22.6%	▶	\$398.2 M	Metric is measured Quarterly, showing 4th Quarter FY17
4. Facility Condition Index % - Conditioned Academic/Research Bldgs	74.3%	74.7%	80.0%	-6.7%	—	80.0%	Avg. composite FCI to-date.
5. CABS Riders	778,979	727,911	805,000	-9.6%	▶	3,945,000	Additional routes require system adjustments. Data unaudited at time of retrieval.
6. All Parking Garage Occupancy % **	79.7%	75.0%	85.0%	-3.5%	—	85.0%	YTD (Jul-Sept) Occup%; Transient= 66%; Permit= 64%; Mixed= 69%
7. WMC Parking Garage Occupancy % **	87.7%	86.3%	85.0%	1.6%	—	85.0%	YTD (Jul-Sept) Occup%; Transient= 84%; Permit= 81%; Mixed= 94%
8. Sum of Daily Temporary Parking Space Closures	1,841	51,798	5,000	936.0%	▶	20,000	Data provided through August, 2017 (one month behind) due to data validation requirements.
9. WOSU Audience (Viewers + Listeners + Visitors + Classroom)	2,495,792	2,685,184	2,495,792	7.6%	▶	12,635,360	
<b>C. SAFETY</b>							
1. EHS Recordable Accident Rate (CYTD):	1.00	1.57	2.00	-21.5%	—	2.00	2017 Calendar YTD
2. Major On-Campus Crimes (theft, burglary, assault, arson, etc.)	149	133	149	-10.7%	▶	571	Recort Mgmt. Sys. Data unaudited at time of retrieval
3. Average Police Response Time to High Priority Calls for Service	4:28	4:50	5:00	-3.2%	▶	5:00	
4. Traffic Accidents Injury	4	13	6	100.0%	▶	26	Recort Mgmt. Sys. Data unaudited at time of retrieval
5. Traffic Accidents Non-Injury	90	80	94	-14.9%	—	338	Recort Mgmt. Sys. Data unaudited at time of retrieval
6. Off-Campus Crime Statistics	700	562	700	-19.7%	▶	2,340	Recort Mgmt. Sys. Data unaudited at time of retrieval

\* For B5. 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  
█ Within 10% of Target  
█ Does not meet Target by >10%  
 Data Pending

◀ 4-Mo Target %Var improved from Prior 4-Mo  
◀ Within +/- 2.5% of Prior 4-Mo Target %Var  
◀ 4-Mo Target %Var decline from Prior 4-Mo



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# Major Project Updates

Projects Over \$20M

November 2017



## PROJECT STATUS REPORT – PROJECTS OVER \$20M

PROJECT	APPROVALS			BUDGET	ON TIME	ON BUDGET
	Des	Con				
Pomerene and Oxley Halls Renovation	✓	✓		\$59.9M		
Schottenstein Expansion	✓	✓		\$31.5M		
Wexner Medical Center – 72-Bed Build Out	✓	✓		\$60.0M		
Schumaker Student-Athlete Development Center	✓	✓		\$43.0M		
Covelli Multi-Sport/Jennings Wrestling	✓	✓		\$49.7M		
700 Ackerman – Consolidated Call Center	✓	✓		\$21.8M		
OSU East – West Wing Expansion/Renovation	✓			\$26.0M		
Advanced Materials Corridor – Phase 1	✓			\$59.1M		
Cannon Drive Relocation – Phase 1	✓	✓		\$51.6M		
Controlled Environment Food Production Complex	✓			\$24.0M		
Postle Partial Replacement	✓			\$95.0M		
Ohio Stadium Upgrades	✓	✓		\$39.1M		

**Key:**

- On track
- Watching closely – actions are being taken to keep on track
- Not on track



## POMERENE AND OXLEY HALLS RENOVATION

Renovate Pomerene and Oxley Halls for Translational Data Analytics/Data Analytics, History of Art, and Linguistics departments. Spaces include classroom/instructional space, computer labs, offices, and meeting/conference areas

Renovate 27,500 GSF in Baker Commons for the Office of Disability Services

### PROJECT FUNDING

auxiliary funds; state funds

### CURRENT PROJECT BUDGET

construction w/ cont \$48.1M  
total project \$59.9M

### PROJECT SCHEDULE

BoT approval 8/14  
construction 10/15-3/18

### CONSULTANTS

architect of record Acock Associates  
construction manager at risk Gilbane

### PROJECT UPDATE

Baker Commons construction is complete and the spaces occupied

Demolition and abatement work are complete and exterior/interior restoration is underway. Furniture is being installed in Oxley Hall with move-in scheduled for winter break; Pomerene is expected to complete in March 2018



On Time



On Budget

3



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## 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

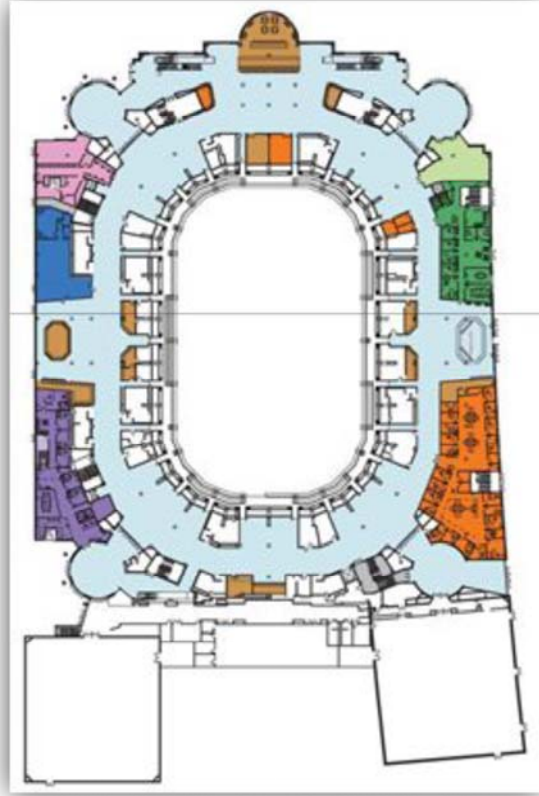
BoT approval 8/15  
construction 5/17-7/18

### CONSULTANTS

architect of record NBBJ  
construction manager at risk Barton Malow

### PROJECT UPDATE

Building addition steel structure is complete; site work and phased interior construction are in progress



On Time  On Budget



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## WEXNER MEDICAL CENTER – 72-BED BUILD OUT

Build out shelled space on the 10<sup>th</sup> and 12<sup>th</sup> floors to add patient beds. The project budget includes approximately \$20M for medical and technology equipment

### PROJECT FUNDING

auxiliary funds

CURRENT PROJECT BUDGET	PROJECT SCHEDULE
construction w/cont \$23.0M	BoT approval 1/16
total project \$60.0M	construction 5/17-7/18

### CONSULTANTS

architect of record AECOM  
general contractor Elford

### PROJECT UPDATE

construction work is ongoing, nearing completion of wall framing on all floors



5



## SCHUMAKER STUDENT-ATHLETE DEVELOPMENT CENTER

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	PROJECT SCHEDULE
construction w/cont \$37.7M	BoT approval 8/15
total project \$43.0M	construction 4/17-10/18

### CONSULTANTS

architect of record HOK  
 construction manager at risk Ruscilli

### PROJECT UPDATE

project construction continues on schedule

steel framing completed

adjacent road project progressing on schedule





## 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 is underway  
steel framing is complete  
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, roof replacement, elevator and mechanical/electrical systems; phase 2 includes tenant improvements in 700 Ackerman

**PROJECT FUNDING**  
auxiliary funds

**CURRENT PROJECT BUDGET**

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

**PROJECT SCHEDULE**

BoT approval 1/17  
construction 8/17-12/19

**CONSULTANTS**

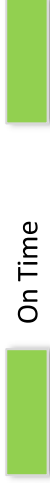
architect of record Baxter Hodell Donnelly & Preston  
construction manager at risk Corna/Kokosing

**PROJECT UPDATE**

project design continues

phase 1 work has begun, including glass replacement, roof, elevator and mechanical/electrical

phase 2 work is expected by the end of the year



On Time



On Budget



## OSU EAST – WEST WING EXPANSION/RENOVATION

Renovation of 12,500 GSF and expansion of 13,900 GSF on the second floor of the west wing of the hospital tower

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 6/18-12/19

### CONSULTANTS

architect of record

Moody Nolan

construction manager at risk

Elford

### PROJECT UPDATE

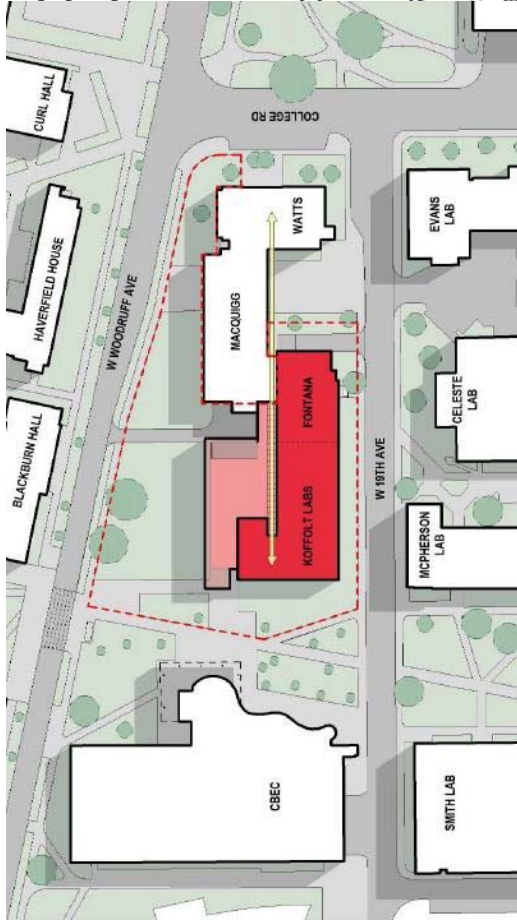
project programming is underway



On Time



On Budget



## ADVANCED MATERIALS CORRIDOR – PHASE 1

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 4/18-12/19

### CONSULTANTS

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

### PROJECT UPDATE

design development continues

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

**CURRENT PROJECT BUDGET**

construction w/cont \$44.1M  
total project \$51.6M

**PROJECT SCHEDULE**

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

**CONSULTANTS**

architect of record EMHT, Inc.  
general contractor Kokosing

**PROJECT UPDATE**

enabling projects are underway and on schedule

Cannon Drive between 12<sup>th</sup> Avenue and Medical Center Drive has closed for construction

West campus parking shuttle service is operational





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## CONTROLLED ENVIRONMENT FOOD PRODUCTION COMPLEX

Construct a new horticulture greenhouse complex and aquaponics facility to address urban and traditional food security

**PROJECT FUNDING**  
development funds

CURRENT PROJECT BUDGET	PROJECT SCHEDULE
construction w/cont \$21.2M	BoT approval 6/17
total project \$24.0M	construction 8/18-12/19

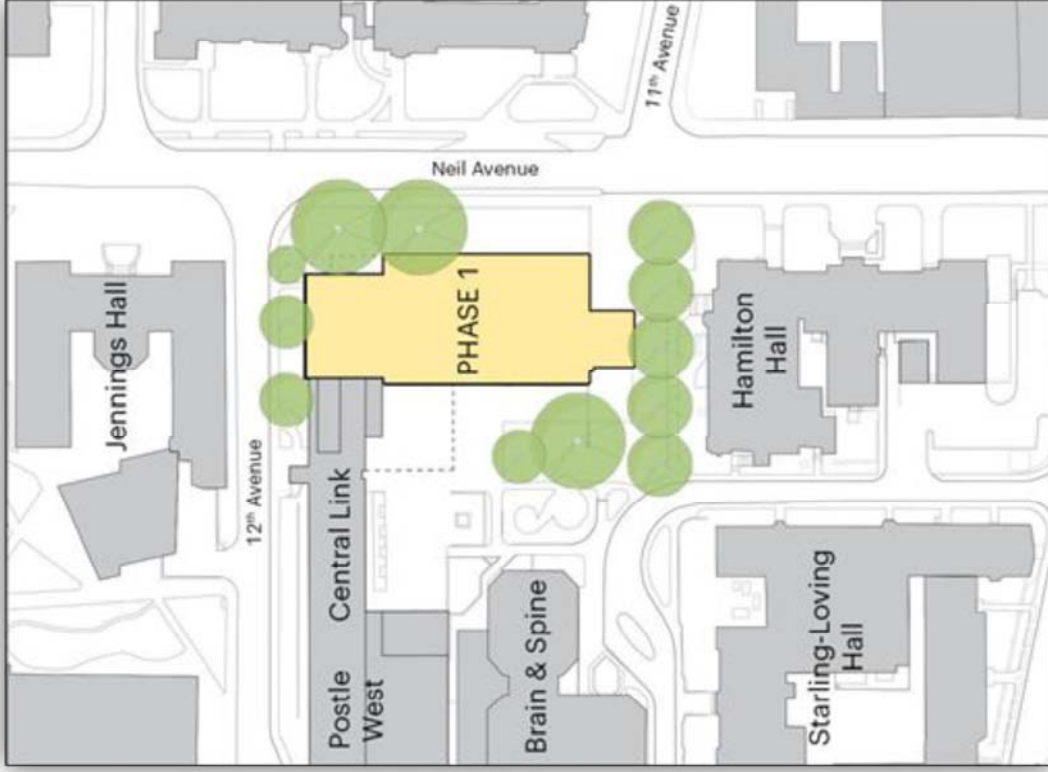
### CONSULTANTS

architect of record TBD  
 construction manager at risk TBD

### PROJECT UPDATE

design team selection is underway





## 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 4/18-2/20

### CONSULTANTS

architect of record Design Group  
design architect Robert A. M. Stern Architects  
construction manager at risk Gilbane

### PROJECT UPDATE

project design continues  
swing space and enabling work have begun

On Time  On Budget



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## 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 seasons

### PROJECT FUNDING

auxiliary funds; university debt

### CURRENT PROJECT BUDGET

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

### PROJECT SCHEDULE

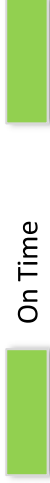
BoT approval 4/16  
construction 3/17-8/20

### CONSULTANTS

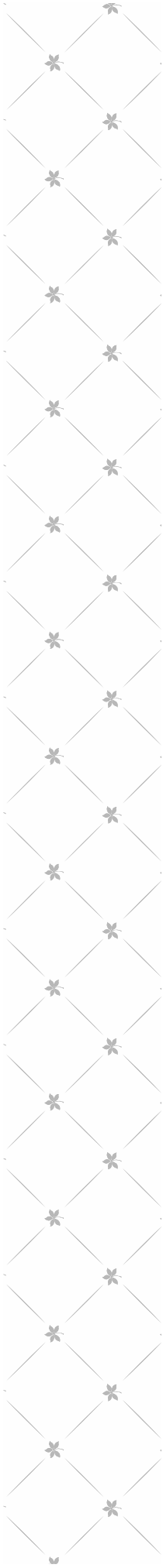
architect of record Osborn Engineering  
construction manager at risk Barton Malow

### PROJECT UPDATE

project work is over multiple phases; the phase 1, including concrete repairs and suite renovations, continues on schedule; phase 2 GMP, electrical upgrades, will pause during the football season; and phase 3, suite and loge renovations, will begin construction in November

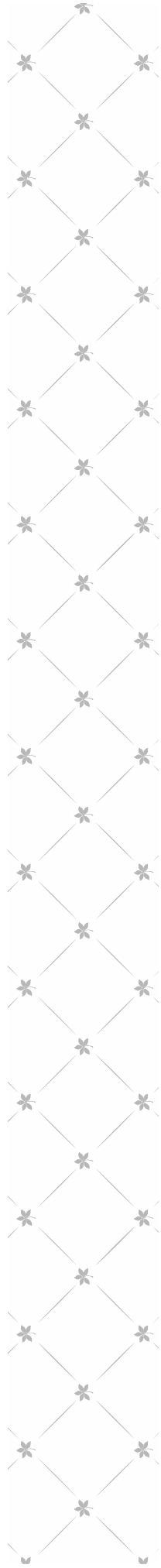






# Capital Projects

Annual Report – Fiscal Year 2017



## Projects Approved by the Board of Trustees – FY17

Advanced Materials Corridor – Phase 1	Franklin County Extension Office
Wooster – New Laboratory Building	Controlled Environment Food Production Complex
Postle Partial Replacement	Fry Hall – Optometry Clinic Entrance
Vet Hospital – Simulation Lab	OSU East – West Wing Expansion/Renovation
700 Ackerman Renovation	300 W 10 <sup>th</sup> Avenue – 7 <sup>th</sup> Floor
Wexner Medical Center – 72-Bed Build Out	Cannon Drive Relocation – Phase 1
Elevator Safety Repairs and Replacements	Fire System Replacements
HVAC Repair and Replacements	Roof Repair and Replacements
Morehouse – Chiller and Electrical Distribution	Bricker – HVAC Repairs and Replacements
Transportation Plan Implementation	Athletic District Road & Storm Water
Covelli Multi-Sport Arena	Schumaker Student-Athlete Development Center
Ohio Stadium Upgrades	Schottenstein Center – North Expansion



# Board Approved Projects Completed in FY17

PROJECT	APPROVALS		BUDGET	ON TIME	ON BUDGET
	Des	Con			
Newark – Adena Hall	✓	✓	\$4M		
Mount Hall	✓	✓	\$15M		
Brain and Spine Hospital	✓	✓	\$17.6M		
Tunnel Replacement Projects	✓	✓	\$6.4M		
East Regional Chiller Plant	✓	✓	\$68.5M		

## Active Projects as of 2017 Fiscal Year End

	# of Projects		Total Budget	
	FY 17	FY 16	FY 17	FY 16
Emerging/Funded	92	73	\$76.9M	\$83.6M
Design/Bidding	92	85	\$396.1M	\$316.7M
Construction	253	168	\$465.6M	\$718.1M
Study	14	17	\$53.4M	\$3.1M
<b>Total</b>	<b>451</b>	<b>343</b>	<b>\$992.0M</b>	<b>\$1,121.5M</b>

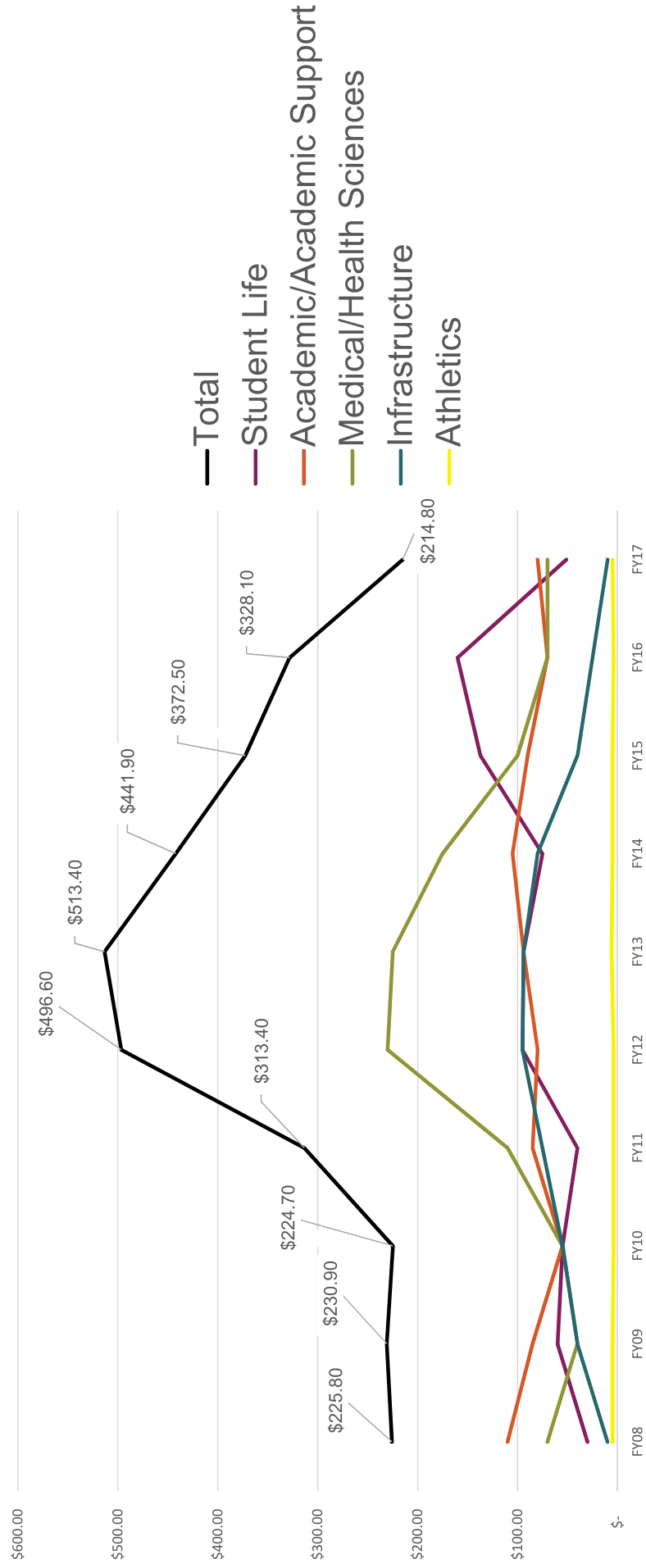
# Total Expenditures by District – FY17

## Total Expenditures = \$214.8M





# Total Expenditures by District – 10 Year FY Analysis



# Construction Reform Background

## June 30, 2011

- Governor Kasich signs House Bill 153

## July 1, 2011 – February 10, 2012

- Draft Administrative Rules and Update Contract Documents
- The university, with the Attorney General's Office and Ohio Facilities Construction Commission, establishes working group
- Review, edit, and propose administrative rules and contract language

## February 12, 2012

- Administrative Rules Issued to implement HB 153 and CMR Contract Documents

## May 5, 2012

- The university enters into first construction reform contract
- Construction Manager at Risk for Sullivant Hall and Billy Ireland Cartoon Library and Museum

## Construction Reform Background

**Delivery of public improvement projects authorized to include:**

- Construction Manager at Risk
- Design-Build
- General Contracting

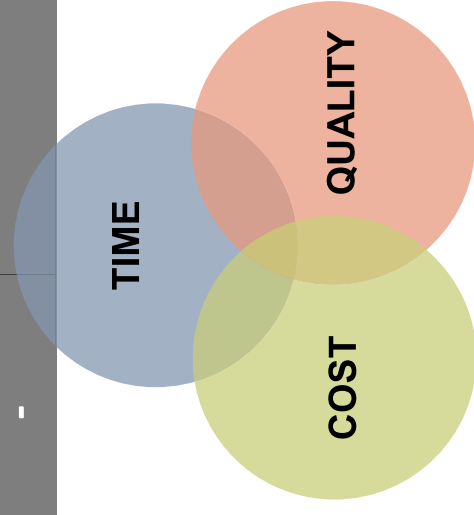
**Delivery method driven by project characteristics:**

- Complexity
- Schedule
- Cost
- Quality



# Construction Reform Experience

	# of Projects	Value	% by Value	Average Fee
Construction Manager at Risk (CMR)	46	\$1.66B	65%	2.22%
Design-Build (DB)	61	\$454M	18%	3.53%
General Contracting	286	\$450M	18%	
<b>Total</b>	<b>393</b>	<b>\$2.56B</b>	<b>-</b>	



# Benefits Experienced

## CMR and DB

- Value based selection
- Time to market
- Pre-qualified subcontractors with owner participation and competitive bidding
- Open book bidding
- Integrated project team
- Constructability input during design
- Enhanced estimating
- Advantageous construction phasing
- Guaranteed Maximum Price proposals
- Project risk shifts to professional construction contractors
- Improvements to contracting process

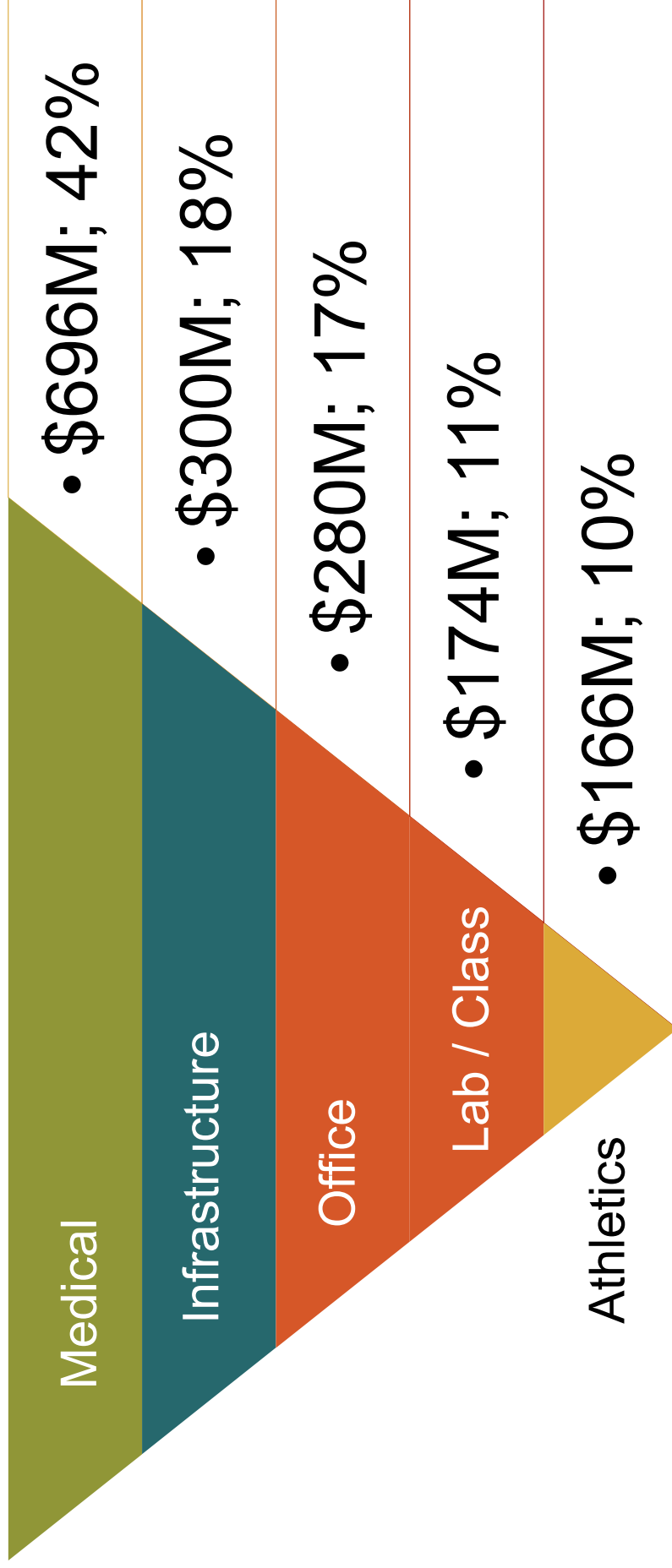
# Operational Impact

## 13 FTE reduction in project management staff

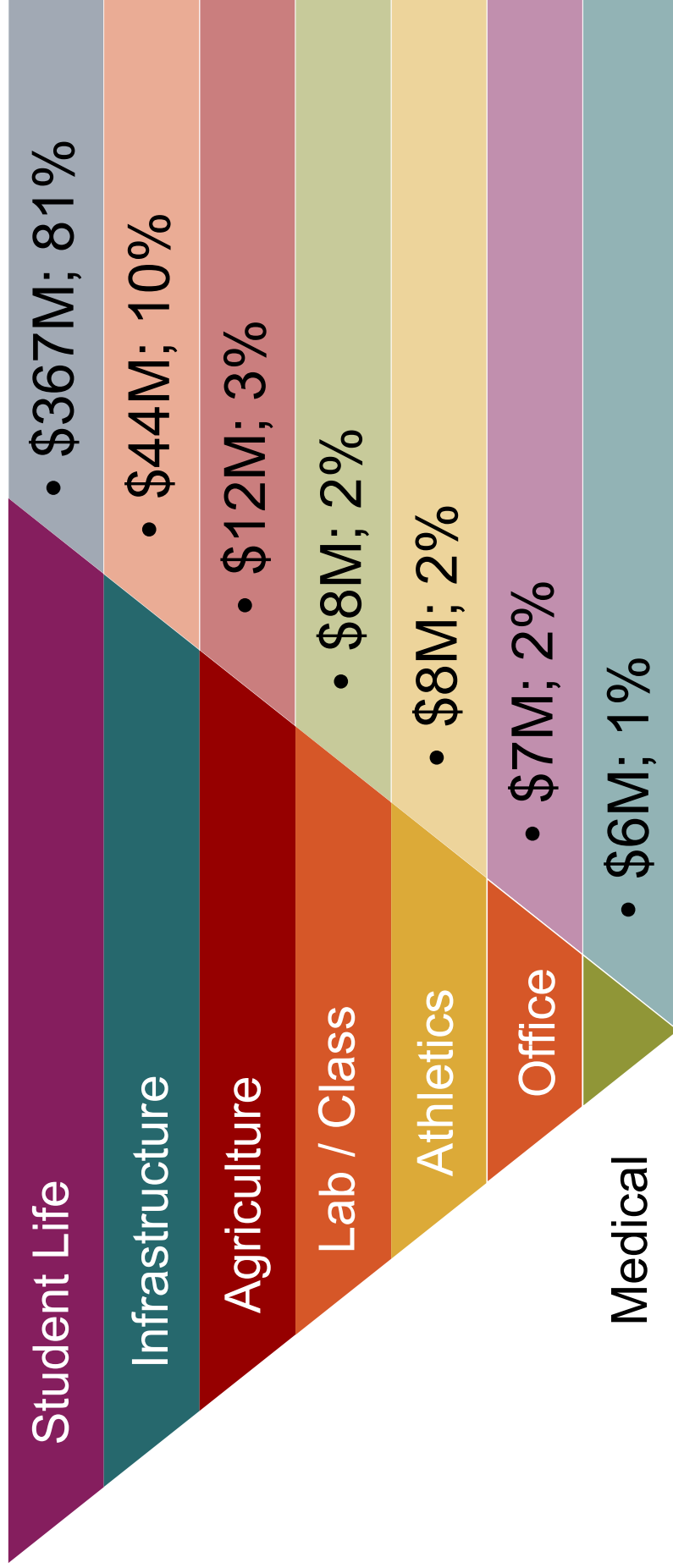
- 52 project managers in May 2011
- 39 project managers in November 2017

	2007-2012	2012-2017
Completed Projects	322	326
Cumulative Project Value	\$1.54B	\$2.56B

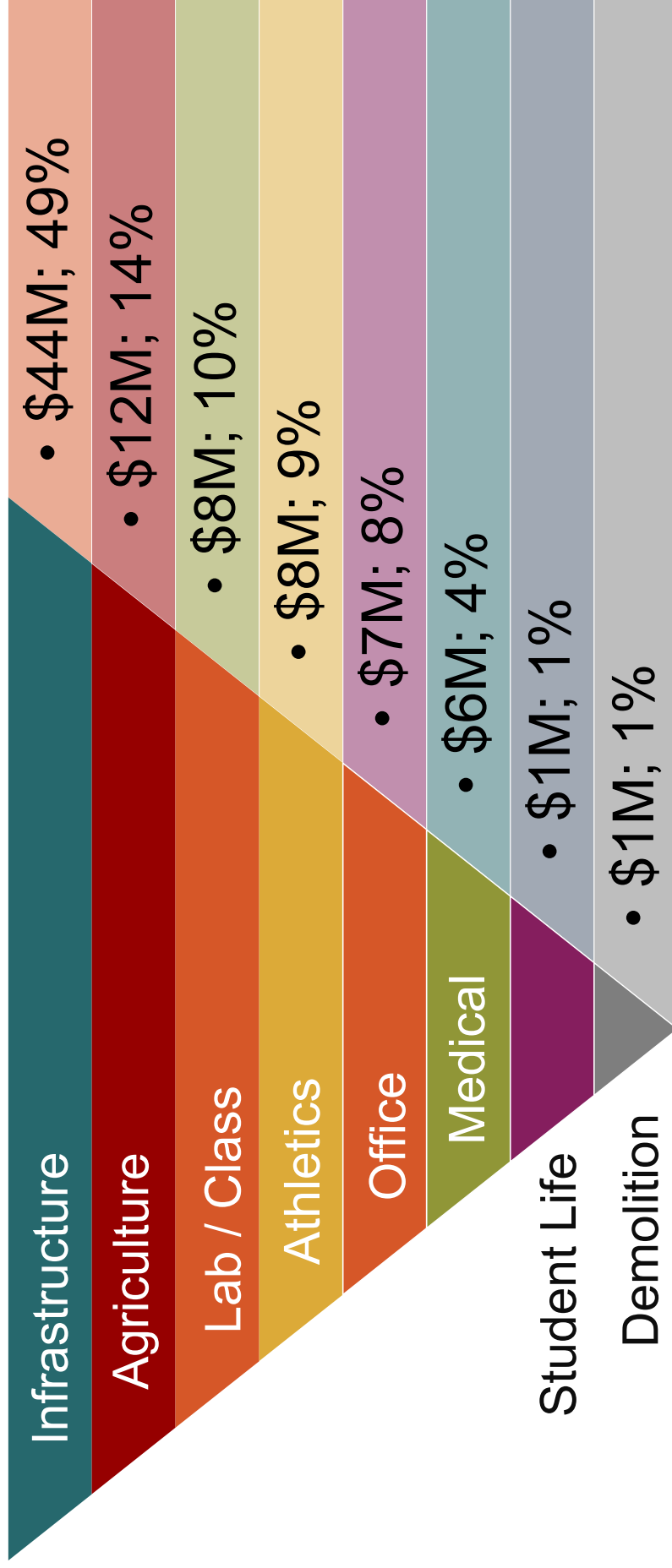
## Construction Manager at Risk



# Design-Build



# Design-Build (minus NRDT)



# Sample Projects

Project	Value	Size	Delivery
Brain and Spine Hospital	\$17.6M	59,100 ft <sup>2</sup>	CMR
CBEC	\$120M	225,000 ft <sup>2</sup>	CMR
Mount Hall	\$14M	72,000 ft <sup>2</sup>	CMR
Pomerene & Oxley	\$60M	122,000 ft <sup>2</sup>	CMR
NRDT	\$364M	1,100,000 ft <sup>2</sup>	DB
WMC Training Center	\$500K	2,900 ft <sup>2</sup>	DB

*“Without the CM, it is doubtful we would have completed on time.”*

*CM kept “the entire buy-out under the client’s budget!”*

*“Design intent known by all parties!”*

*Including incentives reduced risk to the university and the CM*

## Projects under \$200,000

927 projects managed since 2012

Valued at \$66.6M

### Current Improvements to Process

- **Design-Build Process**
- Allows contactors to partner with pre-qualified designers to deliver small projects more quickly
- Competitive Pricing Proposals for each project

### Future Improvements to Process

- **Standard Process for Bidding Threshold**
- **Indefinite-Delivery-Indefinite-Quantity (IDIQ) Contract**
- Pre-qualified contractor teams on contract
- Faster turnaround from customer request to project start



# Opportunities and Challenges

## Managing Bid Risk:

- **The university is currently the only state entity requiring “date certain” Guaranteed Maximum Price proposals**
  - Duration for GMP proposal delivery is contractually set
  - Liquidated damages are established in the event delivery duration agreement is breached

## Relationship with Market Cost:

- **The university is the only state entity to deliver Mega-Projects**
  - Wexner Medical Center Expansion Project - \$1B
  - North Residential District Transformation - \$366M
- **Both delivered inside of 4 years**
  - WMCEP Opening December 2014
  - NDRT Opening August 2015 & 2016
- **Projects are delivered within boundaries of existing buildings and infrastructure**
- **Projects have inflexible completion dates**
- **All leading to market pricing impacts**

## Five Keys to Success

1. Mega-Project Experience
2. An Integrated Capital Planning and Project Delivery Process
3. Knowledge of Campus
4. Lifecycle Project Delivery
5. Ongoing Maintenance and Landscaping Responsibility



# ADVANCED MATERIALS CORRIDOR

OSU-160973

MASTER PLANNING & FACILITIES COMMITTEE

NOVEMBER 2017



MOODY•NOLAN

PERKINS+WILL



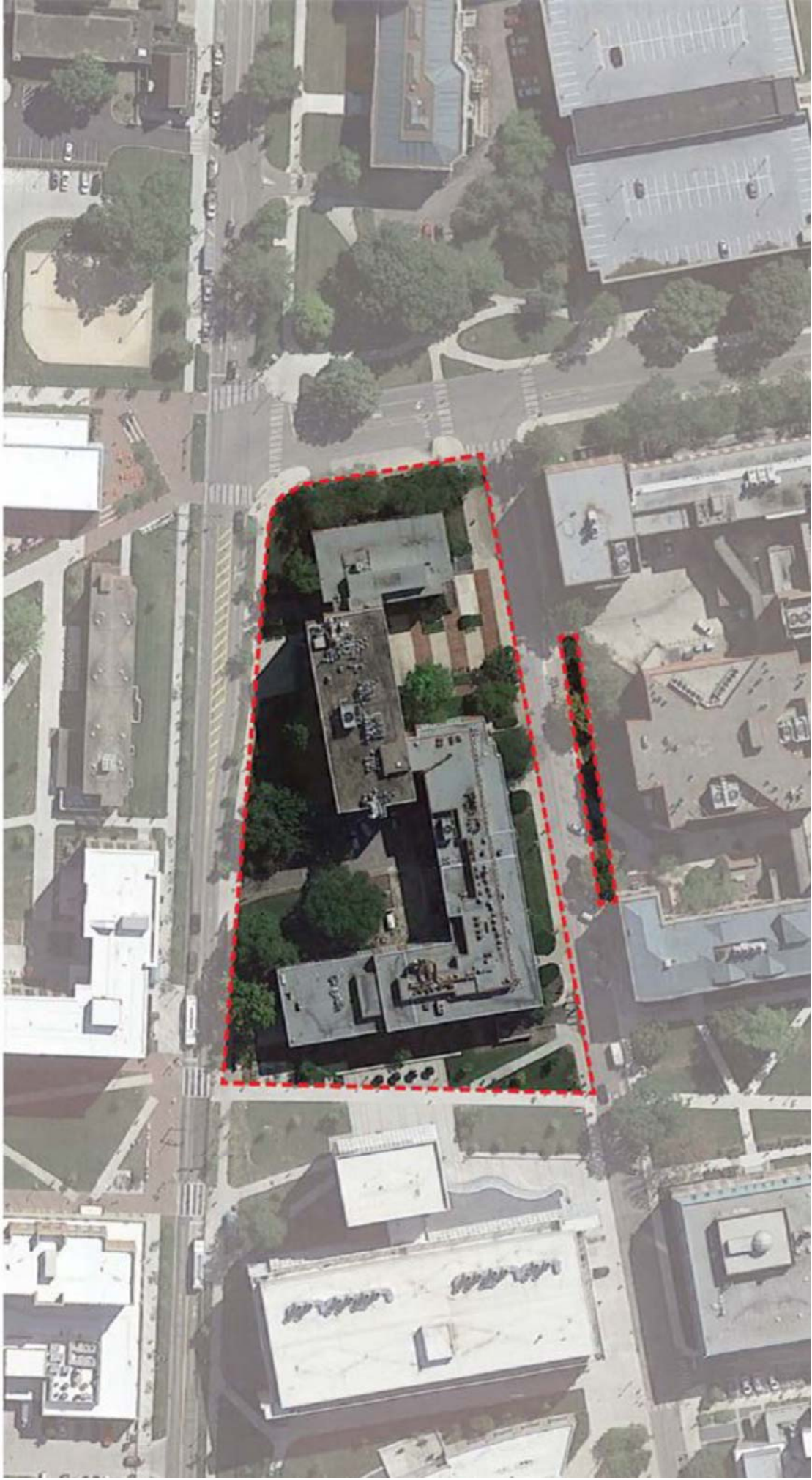
Affiliated  
Engineers

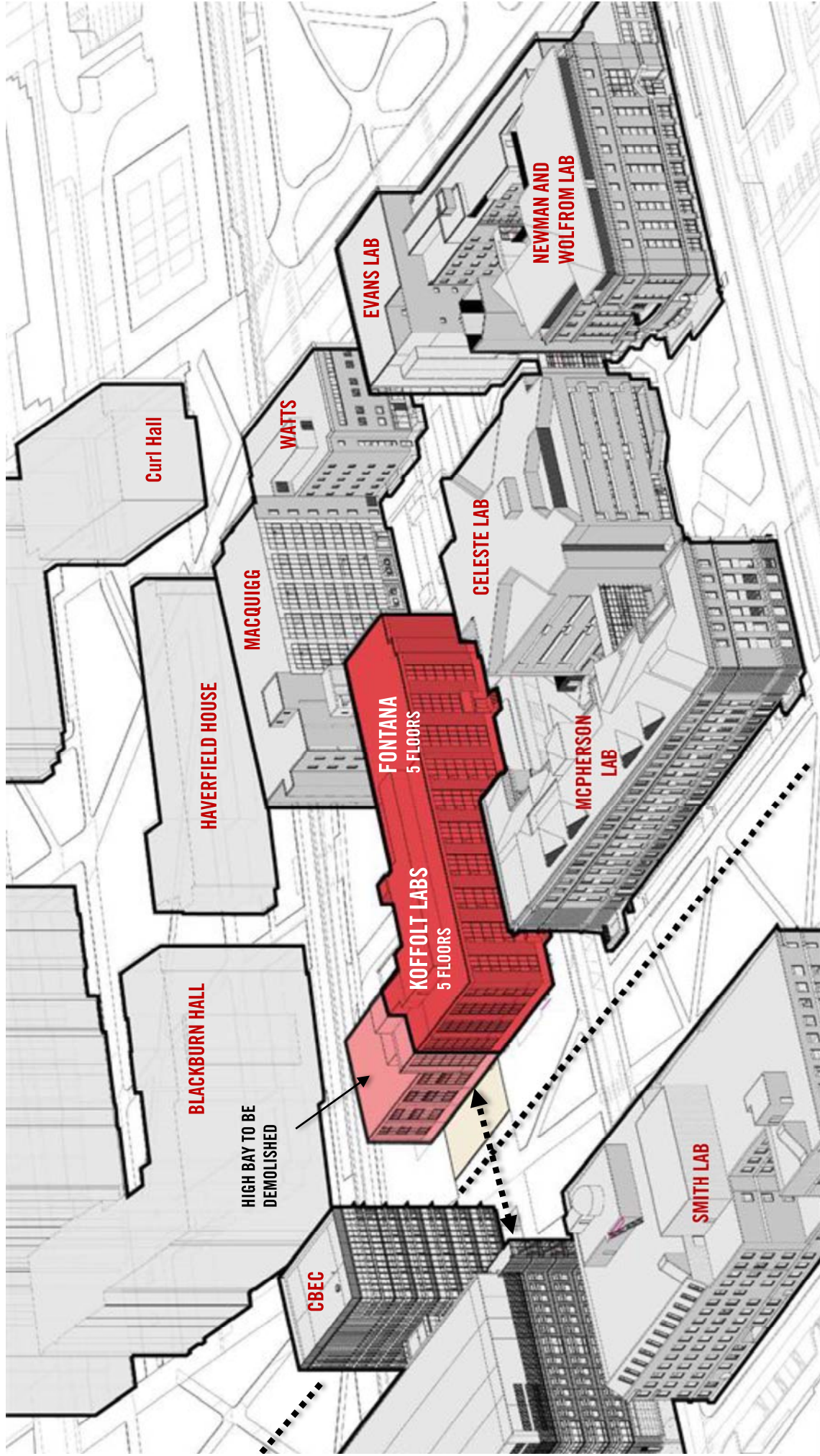


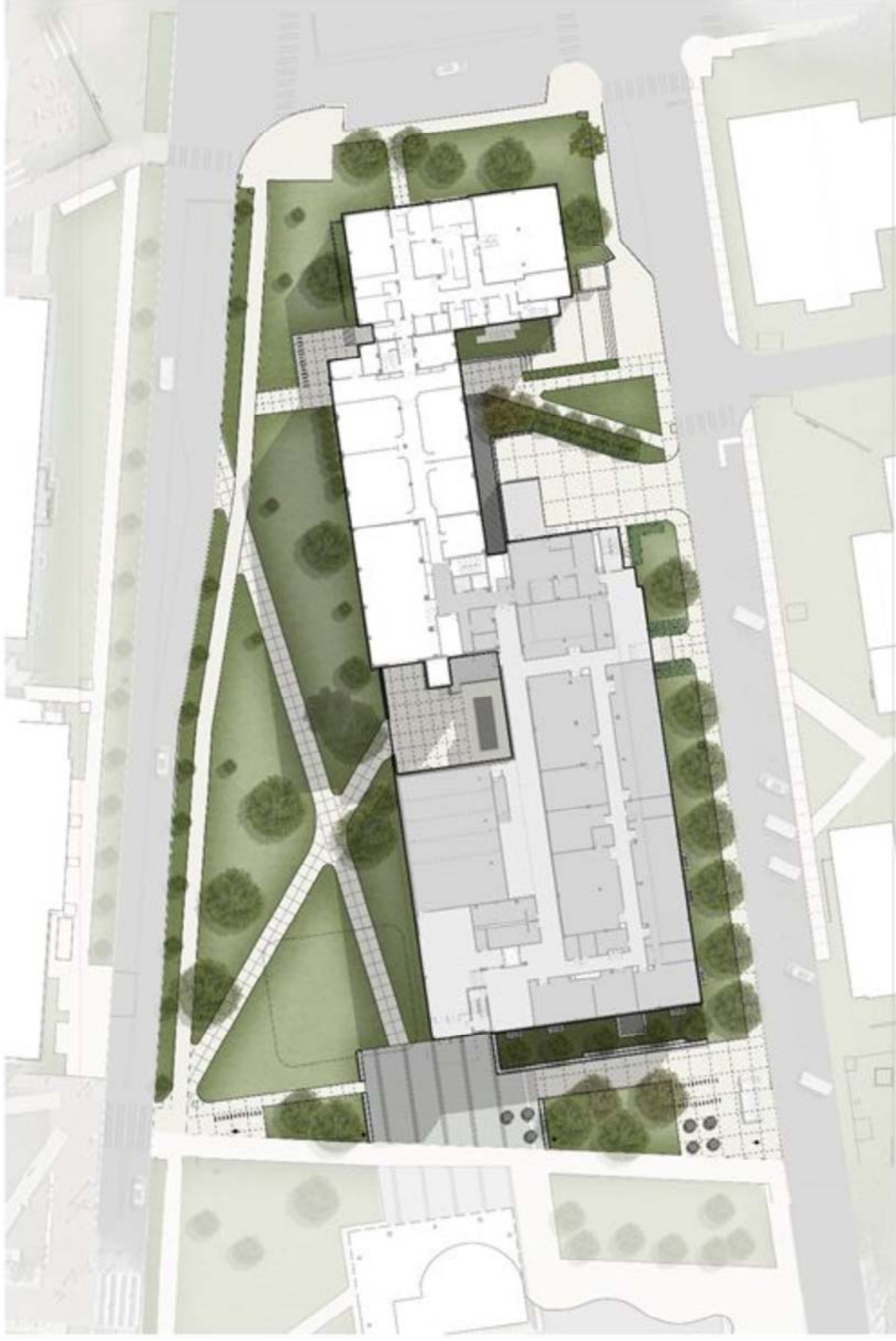
Ruscilli



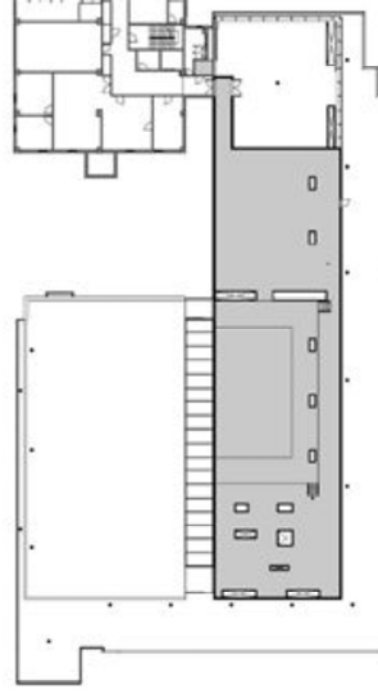
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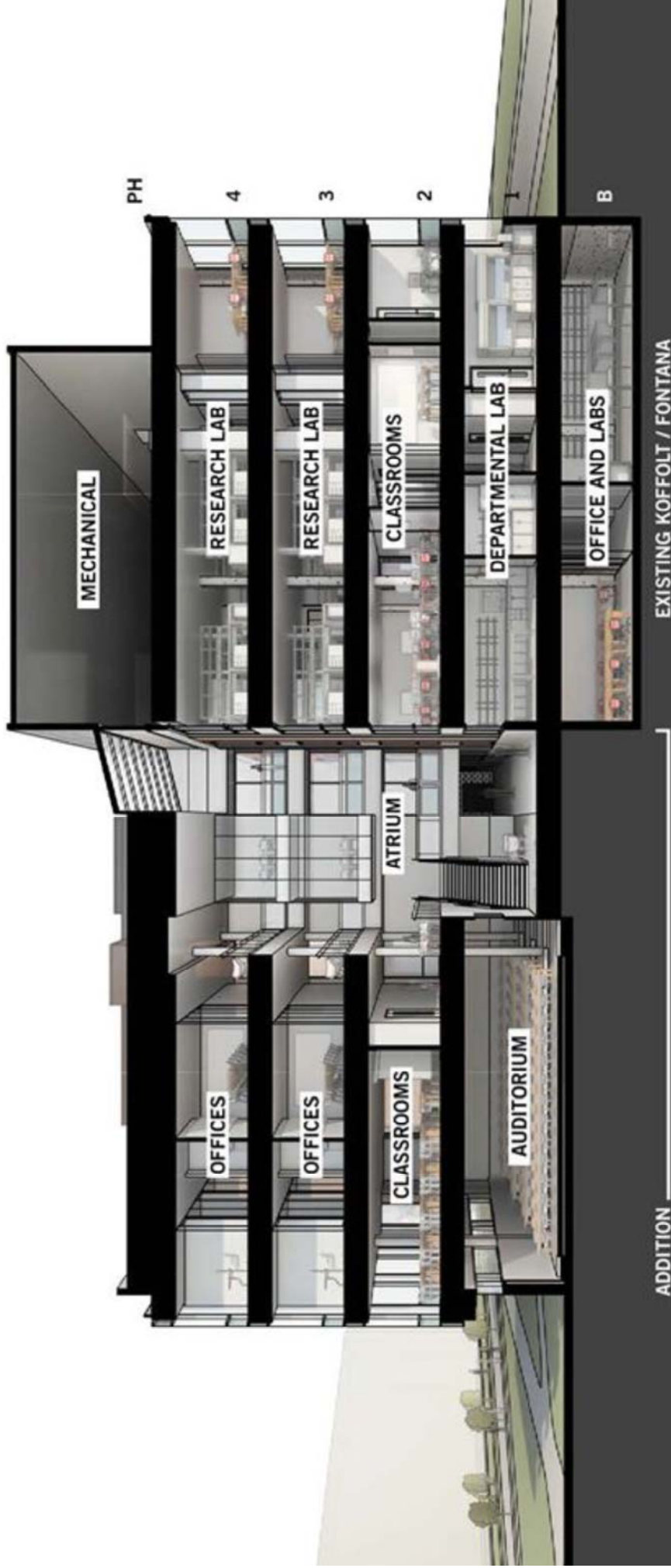






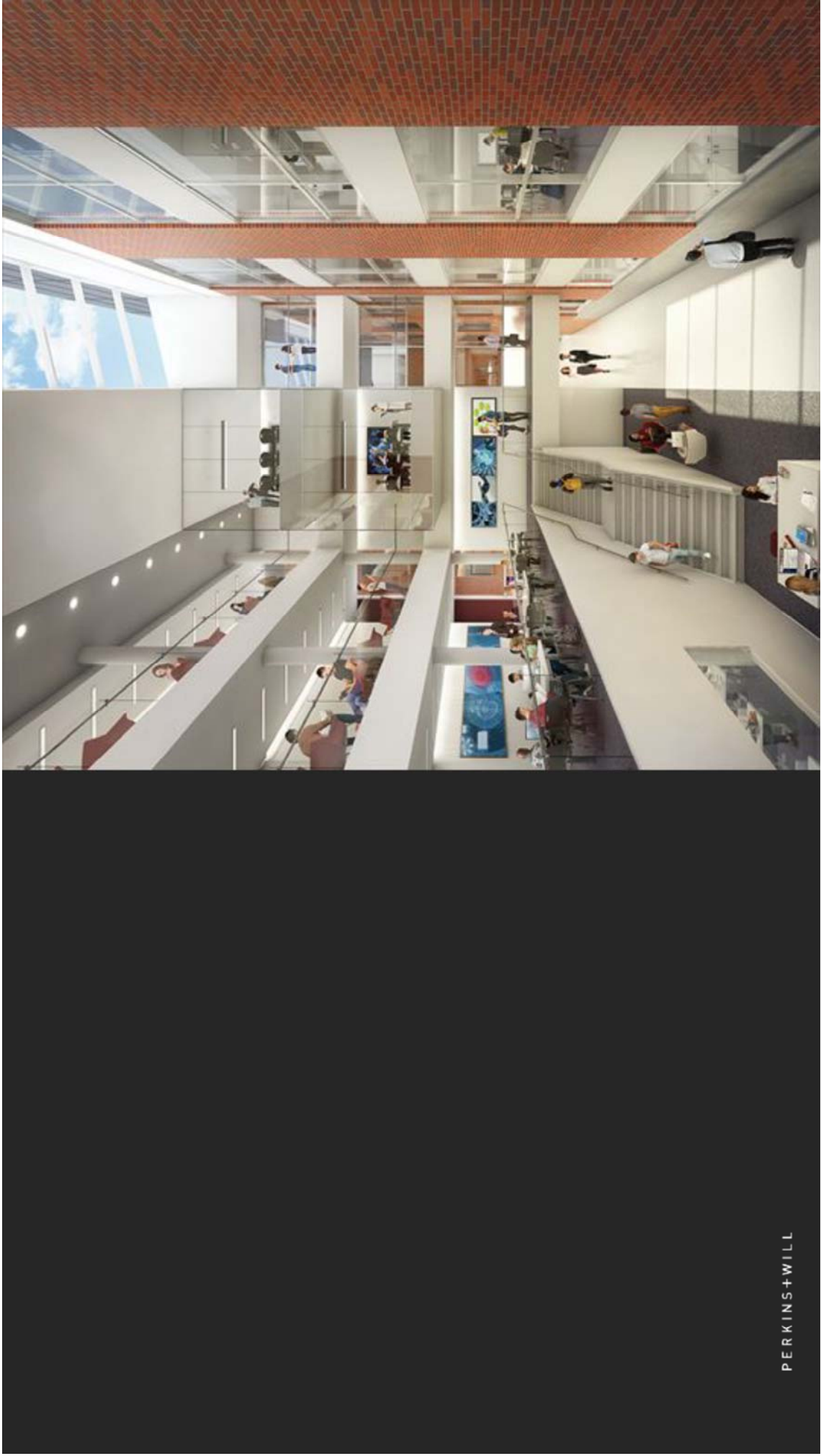
**SITE PLAN**





**SECTION LOOKING EAST**





PERKINS+WILL



**EXISTING WEST PLAZA**



**NEW WEST ENTRY**



**EXISTING VIEW FROM NORTH RESIDENTIAL QUAD**



**VIEW FROM NORTH RESIDENTIAL QUAD**

**THANK YOU.**

The Ohio State University  
Board of Trustees

November 3, 2017

**APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS**

Health Sciences Faculty Office and Optometry Clinic Building

Synopsis: Authorization to enter into professional services 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 project:

	Prof. Serv. Approval Requested	Total Project Cost	
Health Sciences Faculty Office and Optometry Clinic Building	\$0.6M	\$28.0M	university funds auxiliary funds

WHEREAS the Capital Investment Plan (CIP) outlines capital projects recommended for funding and was approved by the BOT on August 25, 2017; and

WHEREAS the scope and cost for the Health Sciences Faculty Office and Clinic Building was not known at the time the CIP was approved; and

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

WHEREAS the Finance Committee has reviewed the project 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 Capital Investment Plan be amended to include professional services for the Health Sciences Faculty Office and Clinic Building; and

BE IT FURTHER 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 contracts for the project 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

### Health Sciences Faculty Office and Optometry Clinic Building

*Project Location: West 11th Ave & Neil Ave*

- **approval requested and amount**
  - professional services \$0.6M
- **project budget**
  - professional services \$2.8M
  - construction w/contingency \$25.2M
  - 
  - total project budget \$28.0M
- **project funding**
  - university debt
  - development funds
  - university funds
  - auxiliary funds
  - state funds
- **project schedule**
  - BoT prof serv approval 11/17
  - design/bidding TBD
  - construction TBD



- **project delivery method**
  - general contracting
  - design/build
  - construction manager at risk
- **planning framework**
  - project programming completed October 2017
  - the FY 2018 Capital Investment Plan will be amended to include the professional services amount
- **project scope**
  - demolish three existing buildings at the corner of W. 11th Ave and Neil Ave
  - construct approximately 93,000 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 amend the Capital Investment Plan accordingly
  - approval is requested to enter into professional services contracts

**planning team**  
 university planning project manager: Rebekah Gayley  
 AE: Ford Architects  
 CM estimator: Corna Kokosing

**project team**  
 university project manager: TBD  
 criteria AE: TBD  
 design-builder: TBD



**APPROVAL FOR FISCAL YEAR 2018  
UTILITY SYSTEM CAPITAL IMPROVEMENT PROJECTS**

Tunnel and Utility Systems Repairs and Upgrades  
Electrical System Upgrades

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 these utility system capital improvement projects for the fiscal year ending June 30, 2018; and

WHEREAS the concessionaire has provided the detailed descriptions of the proposed capital improvements, 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 projects will be added to the variable fee component of the utility fee pursuant to the Agreement; and

WHEREAS the university will fund the non-utility systems portion of the improvements; and

WHEREAS the cost and scope of the university's portion of the non-utility systems repairs and upgrades were not known at the time the Capital Investment Plan was approved by the Board of Trustees on August 25, 2017; and

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

WHEREAS the Finance Committee has reviewed the projects 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; and

BE IT FURTHER RESOLVED, That the Board of Trustees hereby authorizes the funding for and approves that the Capital Investment Plan be amended to include the university's portion of the Tunnel and Utility Systems Repairs and Upgrades project.

## BACKGROUND

Pursuant to the terms of the long-term lease and concession agreement for the Ohio State University utility system dated April 10, 2017; 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 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.

For Fiscal Year 2018, the following projects have been conceived and developed by the university prior to the commencement of the concession agreement. These projects have been reviewed and approved by OSEP and require approval of the Board of Trustees.

### Tunnel and Utility Systems Repairs and Upgrades

Scope: Repairs and upgrades of steam pipe, domestic water lines, and utility tunnels under the Oval. The steam pipes, associated anchors, and supports are in poor condition. The deteriorating condition has been monitored over several years and potential failure is imminent. The tunnel structure itself and the domestic water lines within the tunnels impacted by the project are non-utility systems. Improvements to non-utility systems will be paid for by the university. OSEP will deliver the entire project pursuant to the Concession Agreement, the associated project request, and any associated university directive. Repairs and upgrades will improve the long-term reliability of this portion of the utility system. It will also improve safety and structural integrity of these portions of the utility system and tunnels.

Estimated Cost: \$14.6M

Project Cost Breakdown	Cost	Funding Source
Utility Systems	\$ 10.8 M	OSEP
Non-Utility Systems	\$ 3.8 M	University

### Electrical System Upgrades

Scope: Upgrades to a range of deferred maintenance items within the electrical distribution system including high-voltage switches, transformers, and relays. Installation of protection around certain equipment to prevent damage and/or unplanned outages. OSEP will deliver the entire project pursuant to the Concession Agreement, the associated project request, and any associated university directive.

Estimated Cost: \$945,000

The Ohio State University  
Board of Trustees

November 3, 2017

**ACCEPTANCE OF GIFT OF UNIMPROVED REAL PROPERTY**

**.5+/- ACRES OF UNIMPROVED LAND  
FRANKLIN COUNTY, OHIO**

Synopsis: Authorization to accept the gift of approximately .5 acres of unimproved real property in Franklin County, Ohio, is proposed.

WHEREAS Olentangy Village Associates V LLC desires to donate approximately .5 acres of land adjacent to the Wilma H. Schiermeier Olentangy River Wetland Research Park at 352 West Dodridge Street, Columbus, Ohio; and

WHEREAS pending satisfactory completion of all real estate due diligence, the appropriate university offices believe that acceptance of this gift will be in the best interest of the university; and

WHEREAS acquisition of this property would increase the riparian protection along the east riverbank as well as provide increased control for wetland research projects.

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that pending satisfactory evaluation of all real estate due diligence through the standard university process, this property be accepted as a gift to The Ohio State University from Olentangy Village Associates V LLC and that the president and/or senior vice president for administration and planning be authorized to acquire title to this property in the name of the state of Ohio for the use and benefit of The Ohio State University, upon such terms and conditions deemed to be in the best interest of the university.



**DONATION OF .563 ACRES OF REAL PROPERTY FROM OLENTANGY VILLAGE TO  
THE OHIO STATE UNIVERSITY  
NORTH OF DODRIDGE STREET ALONG THE OLENTANGY RIVER  
COLUMBUS, FRANKLIN COUNTY, OHIO**



Prepared By: The Ohio State University  
Office of Planning and Real Estate  
Issue Date: September 25, 2017  
The Ohio State University Board of Trustees

The Ohio State University  
Board of Trustees

November 3, 2017

**ACCEPTANCE OF GIFT OF IMPROVED REAL PROPERTY  
AND APPROVAL OF SALE OF IMPROVED REAL PROPERTY**

**2011 REDLEAF DRIVE  
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY**

Synopsis: Authorization to accept the gift of approximately .26 acres of improved real property located at 2011 Redleaf Drive in Louisville, Kentucky and to negotiate the sale of property under terms and conditions acceptable to the university, is proposed.

WHEREAS the gift is vested in the name of The Kevin M. Rabe Living Trust and upon the death of Mr. Rabe was bequeathed to the College of Food, Agricultural, and Environmental Sciences of The Ohio State University Secrest Arboretum for support and upkeep of its Garden of Roses; and

WHEREAS pending satisfactory completion of all real estate due diligence, the appropriate university offices believe that acceptance of this gift and immediate sale is in the best interest of the university:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that pending satisfactory evaluation of all real estate due diligence through the standard university process, this property be accepted as a gift to The Ohio State University from The Kevin M. Rabe Living Trust and that the president and/or senior vice president for business and finance be authorized to acquire title to this property in the name of The Board of Trustees of The Ohio State University, upon such terms and conditions deemed to be in the best interest of the university; and

BE IT FURTHER RESOLVED, that the president and/or senior vice president for business and finance be authorized to sell the property upon such terms and conditions deemed to be in the best interest of the university.



**ACQUISITION OF REAL PROPERTY  
2011 REDLEAF DRIVE  
LOUISVILLE, JEFFERSON COUNTY, KENTUCKY**

Prepared By: The Ohio State University  
Office of Planning and Real Estate  
Issue Date: September 25, 2017  
The Ohio State University Board of Trustees

