

FRIDAY, APRIL 6, 2018
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: Longaberger Alumni House
Sanders Grand Lounge

Time: 8:00-9:45am

ITEMS FOR DISCUSSION

- | | |
|-----------------------------------------------------------------|-------------|
| 1. <i>Physical Environment Scorecard - Mr. Kasey</i> | 8:00-8:10am |
| 2. <i>Major Project Updates - Ms. Readey</i> | 8:10-8:20am |
| 3. <i>Ohio State Energy Partners Presentation - Mr. Tufekci</i> | 8:20-8:35am |
| 4. <i>Campus Wi-Fi - Mr. Hofherr</i> | 8:35-8:50am |

ITEMS FOR ACTION

- | | |
|------------------------------------------------------------------------------------------|-------------|
| 5. Authorization to Enter into Professional Services/Construction Contracts - Ms. Readey | 8:50-9:00am |
| 6. Approval for FY2018 Utility System Capital Improvement Projects - Ms. Readey | 9:00-9:05am |
| 7. Authorization to Purchase Real Property - Mr. Myers | 9:05-9:10am |
| 8. Approval to Enter into a Joint Use Agreement (Tech Town) - Mr. Myers | 9:10-9:15am |

Executive Session

9:15-9:35am

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)	\$74,100,227	\$76,313,434	\$79,730,786	-4.3%	—	\$134,294,415	
B. OPERATIONAL							
1. %Total Projects Completed on Time	89.5%	88.1%	90.0%	-2.1%	△	90.0%	
2. %Total Projects Completed on Budget	95.0%	98.1%	90.0%	9.0%	—	90.0%	
3. Capital Investment Program Spend *	\$158.2	\$164.3	\$251.2	-34.6%	▽	\$492.1 M	Metric is measured Quarterly, showing 2nd Quarter FY18
4. Facility Condition Index % - Conditioned Academic/Research Bldgs	74.2%	74.4%	80.0%	-7.0%	□	80.0%	Avg. composite FCI to-date.
5. CABS Riders	2,227,158	2,391,070	2,315,000	3.3%	△	3,945,000	Expanded route coverage is the reason for the year over year ridership increase.
6. All Parking Garage Occupancy % **	78.6%	80.1%	85.0%	-5.7%	▽	85.0%	YTD (Jul-Jan) Occup%: Transient= 70.4%, Permit= 88.6%, Mixed= 75.9%
7. WMC Parking Garage Occupancy (%) **	87.4%	88.3%	85.0%	3.9%	—	85.0%	YTD (Jul-Jan) Occup%: Transient= 89.1%, Permit= 82.0%, Mixed= 94.4%
8. Sum of Daily Temporary Parking Space Closures	6,531	87,290	17,500	398.8%	△	20,000	Reported one month behind due to data validation requirements. The Morehouse closure made up the majority of the parking space closures.
9. WOSU Audience (Viewers + Listeners + Visitors + Classroom)	980,369	1,430,732	980,369	45.9%	△	1,052,947	Audience counts have increased due to Unique Webpage visitors and Online Video Views.
C. SAFETY							
1. EHS Recordable Accident Rate (CYTD):	1.62	1.25	2.00	-37.5%	—	2.00	2018 Calendar YTD
2. Major On-Campus Crimes (theft, burglary, assault, arson, etc.)	336	319	336	-5.1%	△	571	Recort Mgmt. Sys. Data unaudited at time of retrieval
3. Average Police Response Time to High Priority Calls for Service	4:40	4:47	5:00	-4.3%	△	5:00	
4. Traffic Accidents Injury	16	19	18	2.7%	△	26	Recort Mgmt. Sys. Data unaudited at time of retrieval
5. Traffic Accidents Non-Injury	211	210	219	-4.1%	▽	338	Recort Mgmt. Sys. Data unaudited at time of retrieval
6. Off-Campus Crime Statistics	1,513	1,120	1,513	-26.0%	▽	2,340	Recort 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
- 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



THE OHIO STATE UNIVERSITY

Major Project Updates

Projects Over \$20M

April 2018



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 Complex	✓	✓	\$43.0M		
Covelli Multi-Sport/Jennings Wrestling	✓	✓	\$49.7M		
700 Ackerman – Consolidated Call Center	✓	✓	\$21.8M		
Ohio Stadium Upgrades	✓	✓	\$39.1M		
OSU East – West Wing Expansion/Renovation	✓		\$26.0M		
Advanced Materials Corridor – Phase 1	✓		\$59.1M		
Cannon Drive Relocation – Phase 1	✓	✓	\$51.6M		
Controlled Env Food Production Res Complex	✓		\$24.0M		
Postle Partial Replacement	✓		\$95.0M		

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	10/15-4/18

CONSULTANTS

architect of record	Acock Associates
construction manager at risk	Gilbane

PROJECT UPDATE

Oxley construction is completed and the building is occupied. Pomerene construction will complete in April with move-in starting in late May.

 On Time

 On Budget





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

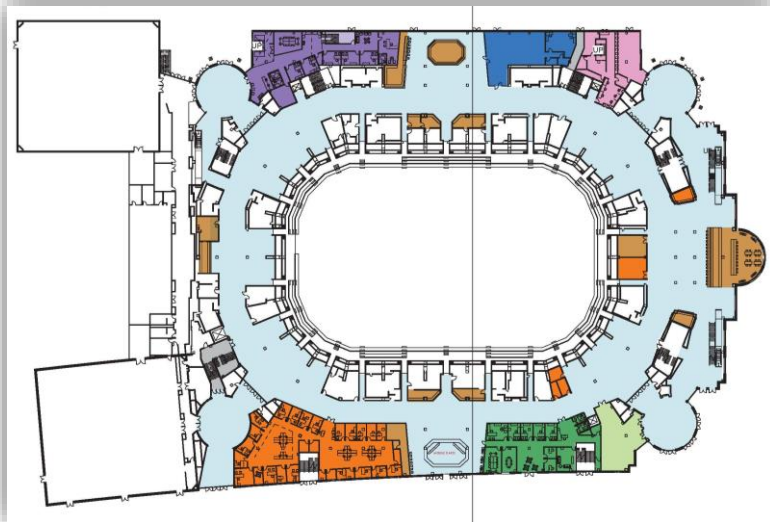
development funds; university debt

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 envelope is complete; exterior hardscape and landscape will continue this spring.

Portions of the north side of the existing building are closed off for the addition connector work.

Interior renovation work is ongoing and will be phased in coordination with planned events

On Time

On Budget



WEXNER MEDICAL CENTER – 72-BED BUILD OUT

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

PROJECT FUNDING

auxiliary funds

CURRENT PROJECT BUDGET

construction w/cont	\$23.0M
total project	\$60.0M

PROJECT SCHEDULE

BoT approval	1/16
construction	5/17-7/18

CONSULTANTS

architect of record	AECOM
general contractor	Elford

PROJECT UPDATE

construction work is ongoing; work on the 10th floor is nearing completion and is expected to complete in April; the 12th floor interior work is progressing.

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	HOK
construction manager at risk	Ruscilli

PROJECT UPDATE

project construction is on schedule; the building is enclosed and interior work continues

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

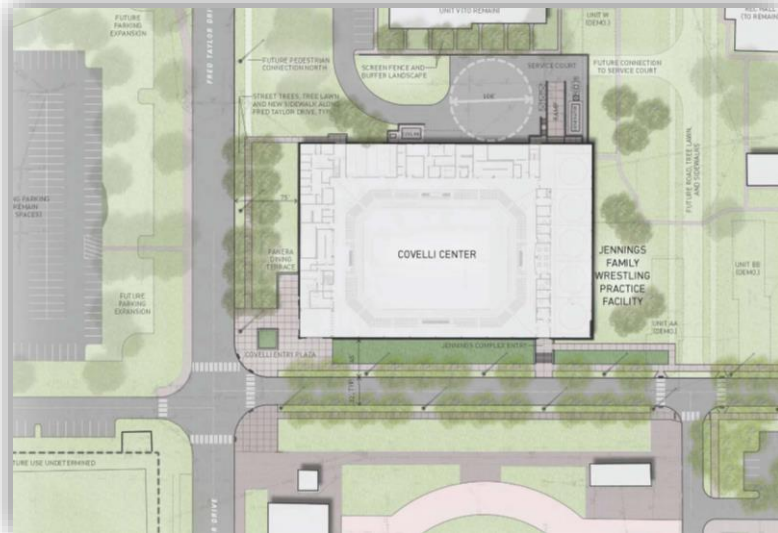
architect of record
 construction manager at risk

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 has begun

 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 is over multiple phases; phase 1, concrete repairs and suite renovations, continues on schedule; phase 2, electrical upgrades, and phase 3, suite and loge renovations, continue on schedule

 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	7/18-12/19

CONSULTANTS

architect of record
 construction manager at risk

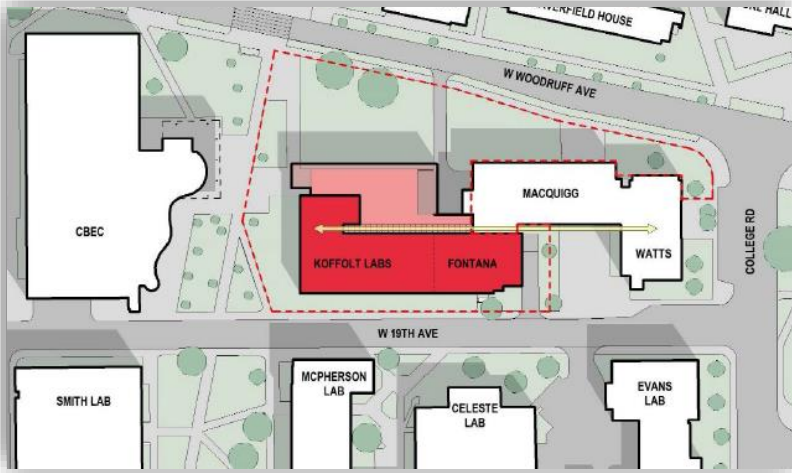
Moody Nolan
 Elford

PROJECT UPDATE

project design and planning continue

 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	5/18-12/19

CONSULTANTS

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

PROJECT UPDATE

project design continues

enabling and swing space construction are progressing

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	\$51.6M

PROJECT SCHEDULE

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

CONSULTANTS

architect of record
general contractor

EMHT, Inc.
Kokosing

PROJECT UPDATE

enabling projects are complete

Cannon Drive between 12th Avenue and Medical Center Drive has closed for construction

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

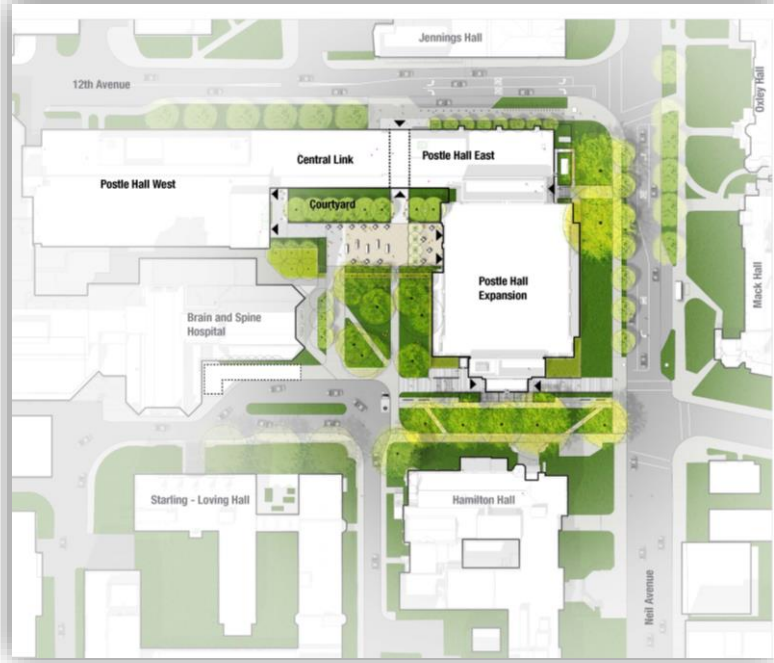
Erdy McHenry
 Corna/Kokosing

PROJECT UPDATE

project design has begun

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

PROJECT UPDATE

project design is complete and final GMPs are being prepared; approval is being requested for construction of the building addition and renovation

swing space construction is complete and enabling work is ongoing

 On Time

 On Budget

Your Partner for a Sustainable Energy Future

April 6, 2018
Serdar Tufekci



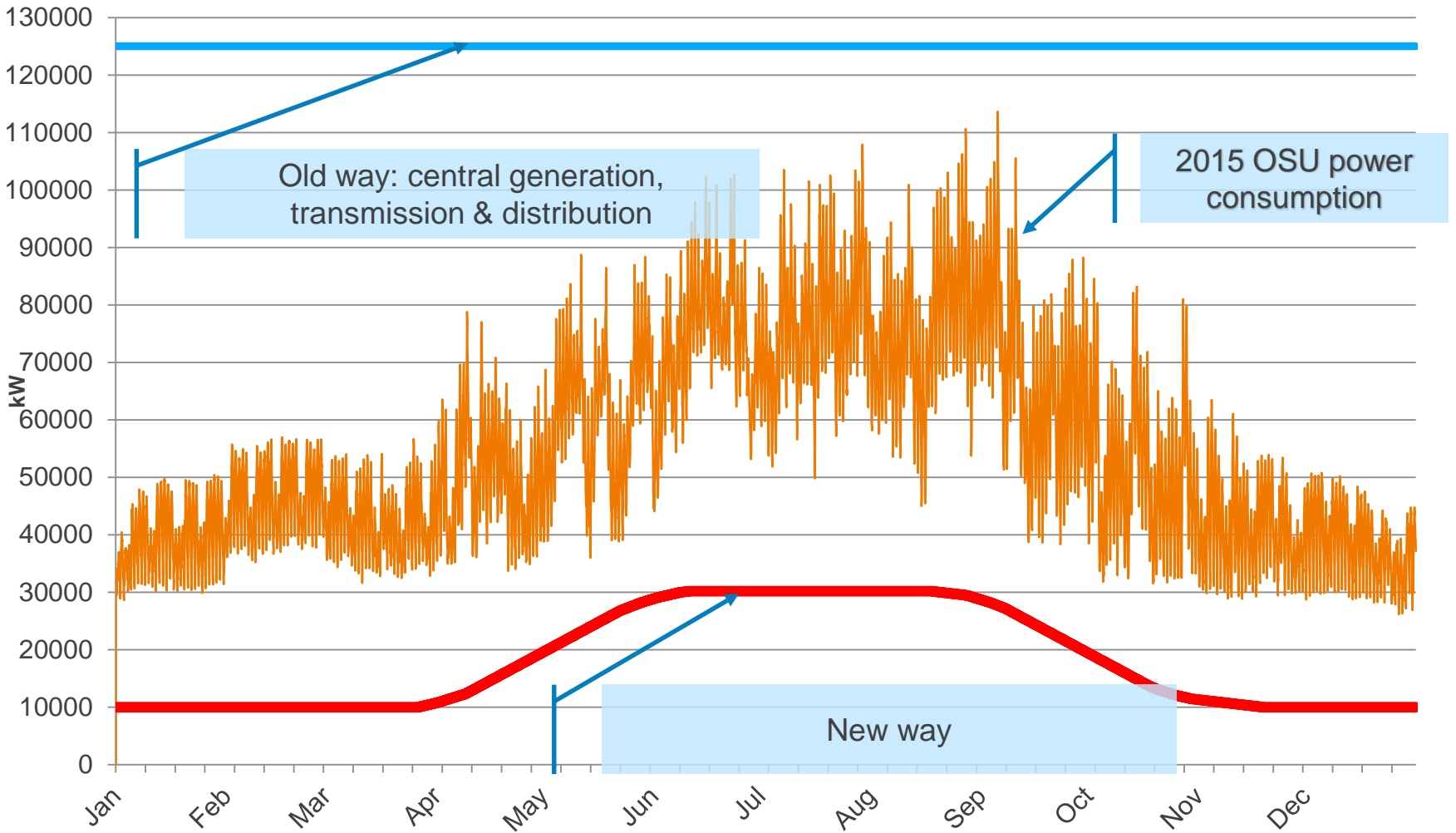
Within the next decade, our goal is to convert the current energy management system on campus, which is “supply follows demand,” to an infinitely connected system where the demand/supply equation is continuously optimized with real-time automation, and where electrons and molecules swim like fish.

Guiding Principles

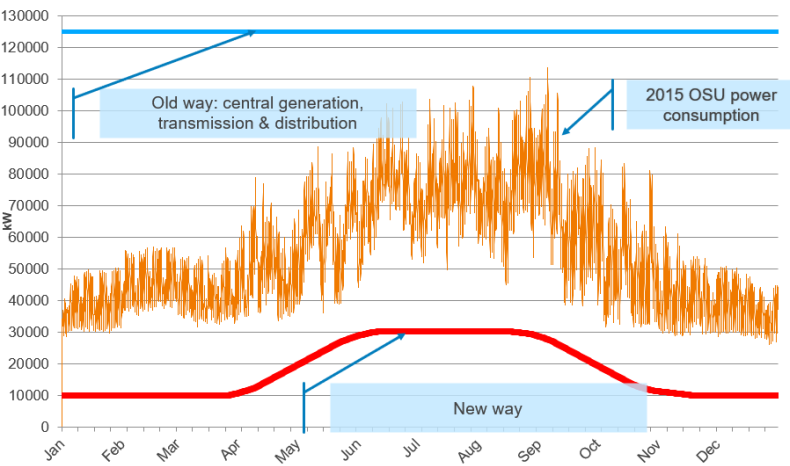
We begin our work every day with the following six guiding principles:

1. *"Why is this good for the university?"* is the foundation of our thought process for every project
2. *Think 50* is the guiding principle to ensure a long-term vision, rather than a project-specific, transactional approach
3. *Holistic approach* – We look at the campus as a whole, and develop solutions for the overall benefit of the university and not for a specific building or a college
4. *2050 carbon neutral* – Although not a contractual requirement, OSEP is completely aligned with the university's goal of achieving carbon neutrality by 2050, and we create projects to support this goal
5. *Academic mission* – The university is a teaching and research institution, and we look for ways to include faculty and students in our processes
6. *Financially feasible* – We impose self-discipline and propose only those projects that pass a financial metrics test for the university, i.e., positive NPV, ROI, etc.

Old vs New Way



Old vs New Way – How do we get to the “New”?



Problems with the old way:

1. Vast amounts of capacity unused and wasted
2. Installed capacity has limited impact on consumption
3. The customer has no say in capacity decisions but pays for it

How do we get to the new (red line) way:


1. Reduce the demand curve by 25% with ECMs
2. Smart meters to provide “real-time” insight of the type & amount of energy being used at each building
3. Digital platform with all buildings, energy sources and distribution systems connected, monitored and optimally controlled in real-time
4. Ohio State microgrid

The Ohio State University Microgrid – the model for the future

❑ The old/current model

- Ohio State has nearly 100% reliance on the public utility grids for energy supply

❑ The new model – The Ohio State University Microgrid

- The digital platform would be the “neural” system of the microgrid, allowing information to flow seamlessly from meters to controllers, and from controllers to generators, pumps, fans, valves, etc.
 - An expanded and interconnected heating and cooling network, anchored by a new combined heat and power plant (CHP), would be the “cardiovascular” system of the microgrid, allowing the right form of energy to be generated & transported to where it is needed, optimizing capital resources and minimizing carbon footprint.
 - This microgrid could:
 - Reduce the volume and costs of purchased energy commodities
 - Reduce and provide more control over Ohio State’s carbon footprint
 - Increase the campus energy reliability and resiliency
 - Allow seamless introduction of future energy sources (e.g., rooftop solar, geothermal, fuel cell, battery storage, etc.) or consumers (e.g., new buildings, new equipment in existing buildings, etc.)
 - Be able to disconnect (or be cut off) from the public grid and continue to operate in “island mode” in terms of natural disasters, cyber attacks, etc.
 - Enable the maximization of use factor of all existing and future energy capacity on campus
- 

Energy Conservation Measures - Overview

❑ Buildings

- Lighting and lighting control retrofits and upgrades
- HVAC upgrades
- Air quality management upgrades
- Waste heat recovery systems

❑ Utility Systems and Distribution

- Pipe insulation
- Return system repairs and upgrades
- District heating and cooling system optimization

❑ Behavioral and Operational Policies

- Energy use education and promotion campaigns for campus student residents – executed and delivered in cooperation with student project teams
- Temperature set-point optimization



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

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS

Airport Hangar
Wexner Medical Center Regional Ambulatory Facilities

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

Campus Wi-Fi System

APPROVAL TO ENTER INTO CONSTRUCTION CONTRACTS

Postle Partial Replacement

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	
Airport Hangar	\$0.2M	\$10.6M	University Debt University Funds
WMC Regional Ambulatory Facilities	\$4.0M	TBD	Auxiliary Funds

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Project Cost	
Campus Wi-Fi System	\$1.2M	\$17.4M	\$18.6M	Auxiliary Funds University Funds

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

	Construction Approval Requested	Total Project Cost	
Postle Partial Replacement	\$79.7M	\$95.0M	Development Funds University Funds State Funds

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

WHEREAS the cost of professional services and/or construction for the Wexner Medical Center Regional Ambulatory Facilities, Campus Wi-Fi System and Postle Partial Replacement was not known at the time the CIP was approved; and

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

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 Capital Investment Plan be amended to include professional services for the Wexner Medical Center Regional Ambulatory Facilities; a portion of professional services and construction for the Campus Wi-Fi System; and construction for the Postle Partial Replacement; 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 and/or enter into 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

Airport Hangar

OSU-180409 (CNI# 18000144)

Project Location: The Ohio State University Airport

- **approval requested and amount**
professional services \$0.2M

- **project budget**
construction w/contingency \$9.6M
professional services \$1.0M

total project budget \$10.6M

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

- **project schedule**
BoT professional services approval 04/18
design/bidding 05/18 – 10/18
construction 10/18 – 06/19

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

- **planning framework**
 - a planning study was completed in Fall 2017 to evaluate the next phase of development at Don Scott Field
 - a Federal Aviation Administration Airport Master Plan will be completed in late 2018 and will include all recent and projected capital improvements
 - the criteria design amount is included in the FY 2018 Capital Investment Plan

- **project scope**
 - the project will construct an additional corporate exclusive use hangar that will enhance the academic and research missions of the university
 - the project will include site utilities, taxiways, aircraft ramp, approximately 30,000 square feet of hangar space, an attached office/workshop and associated parking

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



-
- **project team**
University project manager: Bill Holtz
AE/design architect:
CM at Risk or Design Builder:

Project Data Sheet for Board of Trustees Approval

WMC Regional Ambulatory Facilities

OSU-180636

Project Location: TBD

- **approval requested and amount**

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

professional services	\$4.0M
construction w/contingency	TBD
<hr/>	
total project budget	TBD

- **project funding**
 - university debt
 - development funds
 - university funds
 - auxiliary funds (health system)
 - state funds

- **project schedule**

BoT professional services approval	4/18
design	4/18
construction	TBD

- **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
 - conceptual site plan completed March 2018
 - the FY 2018 Capital Investment Plan will be amended to include the professional services amount

- **project scope**
 - design approximately 200,000 square foot ambulatory building that will include ambulatory surgery, endoscopy, primary care, specialty medical and surgical clinics, and related support
 - site planning for a potential phase II is included in the scope
 - the design is intended to provide a branded identity which could be deployed to additional future sites

- **approval requested**
 - approval is requested to amend the FY2018 Capital Investment Plan
 - approval is requested to enter into professional services contracts

-
- **project team**

University project manager:	Paul Lenz
AE/design architect:	TBD

Project Data Sheet for Board of Trustees Approval

Campus Wi-Fi System

OSU-180625 (CNI# 17000082)

Project Location: Columbus Campus

- **approval requested and amount**

professional serv/construction \$18.6M

- **project budget**

construction w/ contingency \$9.5M

professional services \$1.2M

technology \$8.9M

total project budget \$18.6M

- **project funding**

university debt

development funds

university funds

auxiliary funds

state funds

- **project schedule**

BoT prof serv/construction approval 04/18

design/bidding 05/18 – 10/18

campus Wi-Fi 6/18 – 12/20

construction Stadium 12/18 – 07/19

construction Schott 4/19 – 10/19

- **project delivery method**

general contracting

design/build

construction manager at risk

- **planning framework**

- \$9.5M is included in the FY2018 Capital Investment Plan which will be amended to reflect the total project cost of \$18.6M

- **project scope**

- the project consists of installing indoor/outdoor wireless access points across the Columbus Campus to create a more seamless, efficient and modern end user experience
- install wireless access points in the Ohio Stadium and the Schottenstein Center to improve the fan experience
- the system will provide a framework for future technological expansion and help take some burden off of the DAS (cellular repeater) system potentially improving communications for emergency responders, event staff, and customers
- State term contract may be utilized for portions of the project that are solely equipment installation

- **approval requested**

- approval is requested to amend the FY2018 Capital Investment Plan
- approval is requested to enter into professional services and construction contracts

- **project team**

University project manager: Todd Henderly

AE/design architect: TBD

CM at Risk: TBD

Project Data Sheet for Board of Trustees Approval

Postle Partial Replacement

OSU-160807 (CNI# 15000123)

Project Location: Postle Hall

- **approval requested and amount**
construction (bldg addition/renovation) \$79.7M

- **project budget**
construction w/cont \$85.4M
professional services \$9.6M

total project budget \$95.0M

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

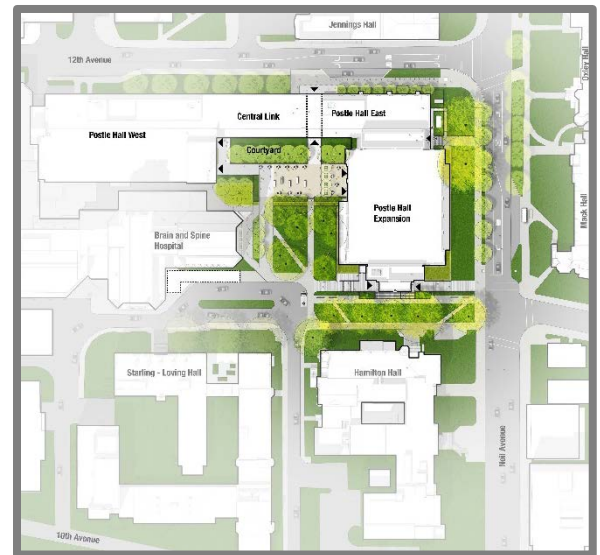
- **project schedule**
BoT prof svc approval (SD only) 09/16
BoT prof svc approval (design) 06/17
design/bidding 11/16 – 03/18
BoT const approval (swing space/enablers) 06/17
BoT const approval 04/18
construction 10/17 – 05/20

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

- **planning framework**
 - this project is included in the FY2017 Capital Investment Plan for professional services only in the amount of \$9.5M
 - the cost of construction for the enabling work is included in the FY 2018 Capital Investment Plan
 - the FY2018 Capital Investment Plan will be amended to include the remaining construction amount

- **project scope**
 - this project will renovate existing classrooms and replace a portion of Postle Hall to support the teaching and outreach missions of the College of Dentistry
 - project work includes swing space, enabling construction work to existing mechanical, electrical and plumbing systems, 130,000 GSF building addition, and partial existing building renovation to upgrade outdated tiered, lecture style classrooms and student spaces
 - the building addition will include four levels of upgraded and expanded clinical spaces for faculty and students, one level of simulation style teaching classrooms and informal student study spaces, improved patient services, access and circulation

- **approval requested**
 - approval is requested to amend the FY 2018 Capital Investment Plan
 - approval is requested to enter construction contracts for the building addition and partial building renovation



- **project team**
University project manager: Nikolina Sevis
AE/design architect: Design Group
CM at Risk: Gilbane Building Co.

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

South Neil Steam Capacity Upgrade – Design Only
Postle Hall Expansion Utilities

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 has reviewed and considered the financial, technical and operational aspects of these projects and the projects’ alignment with university plans and sustainability goals; 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.

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

BACKGROUND

Pursuant to the terms of the long-term lease and concession 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.

The university and OSEP evaluate proposed capital projects for alignment with applicable strategic, financial and physical plans, and to ensure continued reliability, safety and compliance of the utility system.

These projects require approval of the Board of Trustees. Approval of these projects will be pursuant to the details outlined below, any applicable university directives, as well as the applicable project requests and supporting documentation submitted pursuant to the concession agreement.

South Neil Steam Capacity Upgrade – Design Only

Scope: This project will upgrade 360 feet of steam piping in the South Neil tunnel to support the Postle Hall Expansion, renovate tunnel walls to accommodate new pipe anchors and abatement, and remove 800 feet of abandoned heating hot water pipe. The upgrade will enable steam supply to new buildings and renovations contemplated in the Health Sciences District. Without this project, the new heating demands will exceed capacities in the existing steam pipelines that would negatively impact Postle, Hamilton, Starling-Loving and the South Residence Halls.

Estimated Cost: \$0.087M – Design Only

Project Cost Breakdown	Cost
FY 2018	\$ 0.087 M

Postle Hall Expansion Utilities

Scope: Combines the scope of the previously approved OSEP chilled water extension project (August 2017) with electricity, natural gas and steam utilities work to support the Postle Hall project. OSEP will deliver this project in conjunction with OSEP's direct contract with the Postle Hall project construction manager.

Estimated Cost: \$3.287 M

Project Cost Breakdown	Cost
FY 2018	\$ 0.050 M
FY 2019	\$ 1.625 M
FY 2020	\$ 1.612 M

APPROVAL FOR ACQUISITION OF UNIMPROVED REAL PROPERTY

LOCATED AT STATE ROUTE 161 AND HAMILTON ROAD
IN FRANKLIN COUNTY, OHIO

Synopsis: Authorization to purchase approximately 31.59 acres of unimproved real property located at the southeast corner of State Route 161 and Hamilton Road in Columbus, Franklin County, Ohio, is proposed.

WHEREAS the property is located at the southeast corner of State Route 161 and Hamilton Road in Columbus, Ohio; and

WHEREAS the property will be utilized for the construction of an ambulatory care facility, which is a key component of the Wexner Medical Center's strategic plan; and

WHEREAS the acquisition will be contingent upon the university obtaining entitlements allowing construction of medical 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 the Wexner Medical Center:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the purchase of said property and that the president and/or senior vice president for Business and Finance be authorized to take any action required to effect the sale of the property and to negotiate a purchase contract containing terms and conditions deemed to be in the best interest of the university.

**APPROVAL FOR PURCHASE OF UNIMPROVED REAL PROPERTY
STATE ROUTE 161 AND HAMILTON ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO**

Background

The Ohio State University's Wexner Medical Center (WMC) seeks to acquire vacant land for development of additional ambulatory care facilities in Franklin County, Ohio. Acquisition of this land is important in meeting the objectives of the WMC's ambulatory care strategy, which is in turn a key component of the WMC strategic plan and its mission to improve health in Ohio and across the world through innovation in research, education and patient care.

Location and Description

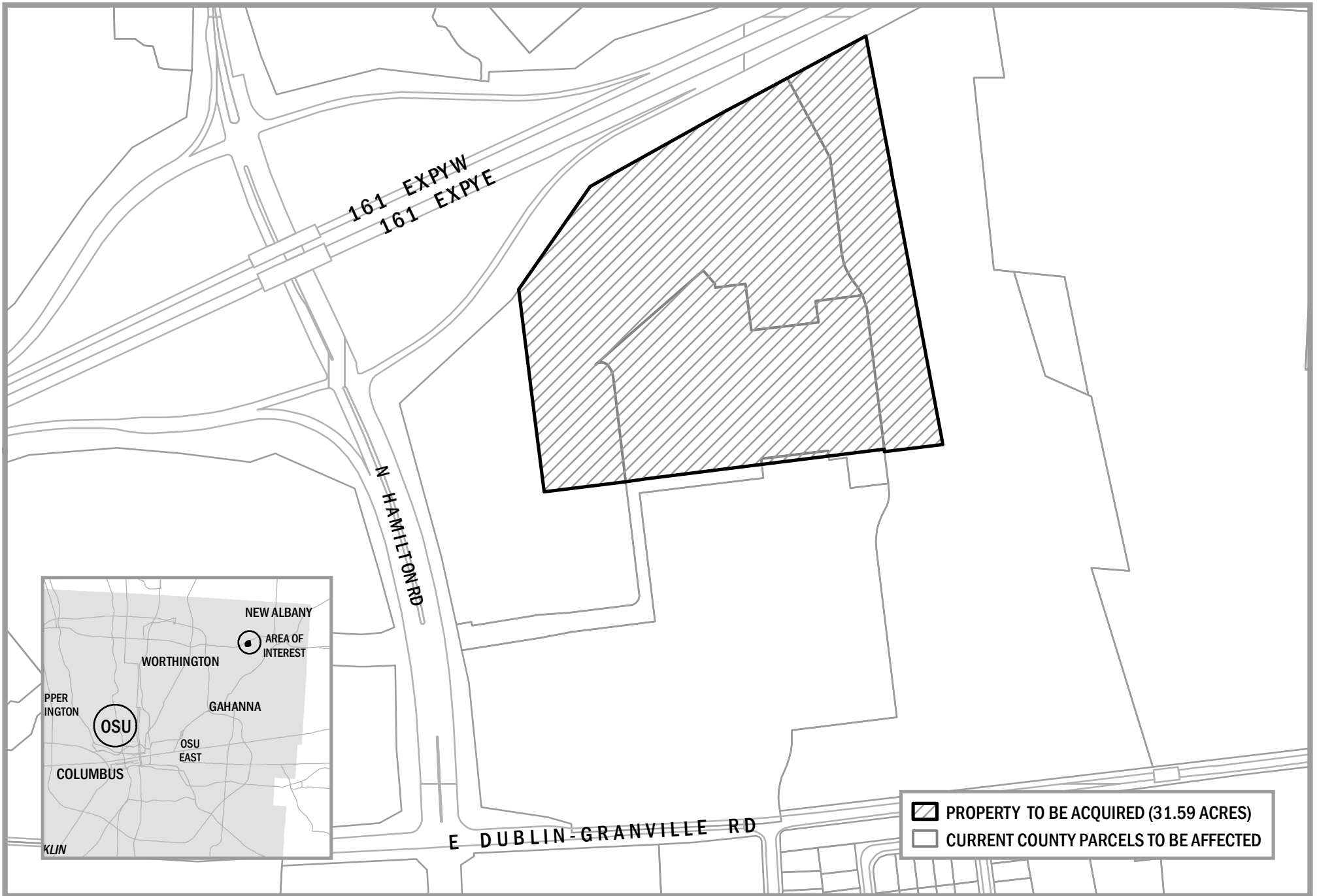
The property is located at the southeast corner of State Route 161 and Hamilton Road. The total land area being acquired is approximately 31.59 acres. The site is zoned CPD (Commercial Planned Development) and a rezoning application has been filed by The Ohio State University to obtain entitlements allowing construction of medical facilities. The purchase contract shall contain a contingency permitting the university to terminate the contract if it does not obtain the desired entitlements and shall also obligate the seller to perform certain site balancing work to elevate portions of the site out of the floodplain and additional infrastructure work.

Property History

The +/- 31.59 acres is currently comprised of portions of four legal parcels, and title to the properties is vested in HC Office Sub 6 LLC, Stephen L. Harper, Trustee, and Target Corporation. Prior to WMC's acquisition of the property, title will be consolidated to HC Office Sub 6 LLC, which will be the seller.

Purchase of Property

WMC recommends that the +/- 31.59 acres of unimproved real property described above be acquired on terms and conditions that are in the best interest of the university. The source of funding for the acquisition and subsequent development of the property will be the Wexner Medical Center. The acquisition price is \$11,000,000, subject to appropriate adjustments and pro-rations at closing.



**PURCHASE OF 31.59 ACRES OF REAL PROPERTY
 SR-161 & HAMILTON RD
 COLUMBUS, FRANKLIN COUNTY, OHIO 43054**

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

BETWEEN THE OHIO STATE UNIVERSITY
AND TECH TOWN NEW MARKET, INC.

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with Tech Town New Market, Inc., an Ohio nonprofit agency, to document the value and permit the release of funds appropriated in the state capital bill for design and build-out of space in building three of the Tech Town Technology Park, is proposed.

WHEREAS The Ohio State University was allocated \$250,000 in the 2017 state capital bill that is specifically designated for use by Tech Town New Market, Inc.; and

WHEREAS Tech Town New Market, Inc. will utilize the funds for design and build-out of commercialization space in the Tech Town Technology Park, located in Dayton Ohio; and

WHEREAS The Ohio State University has an opportunity to expand its partnerships and activities in the Dayton area, and would benefit from having a space locally to support a variety of engagements; and

WHEREAS Tech Town New Market, Inc. commits to making office space, meeting space and shop/lab space in the Tech Town facilities available for the university's use; and

WHEREAS the terms and conditions for this university use shall be more favorable than the terms and conditions of use by any other entity to a degree that reasonably reflects the magnitude of the university's investment in the Tech Town facility for the term of the agreement; and

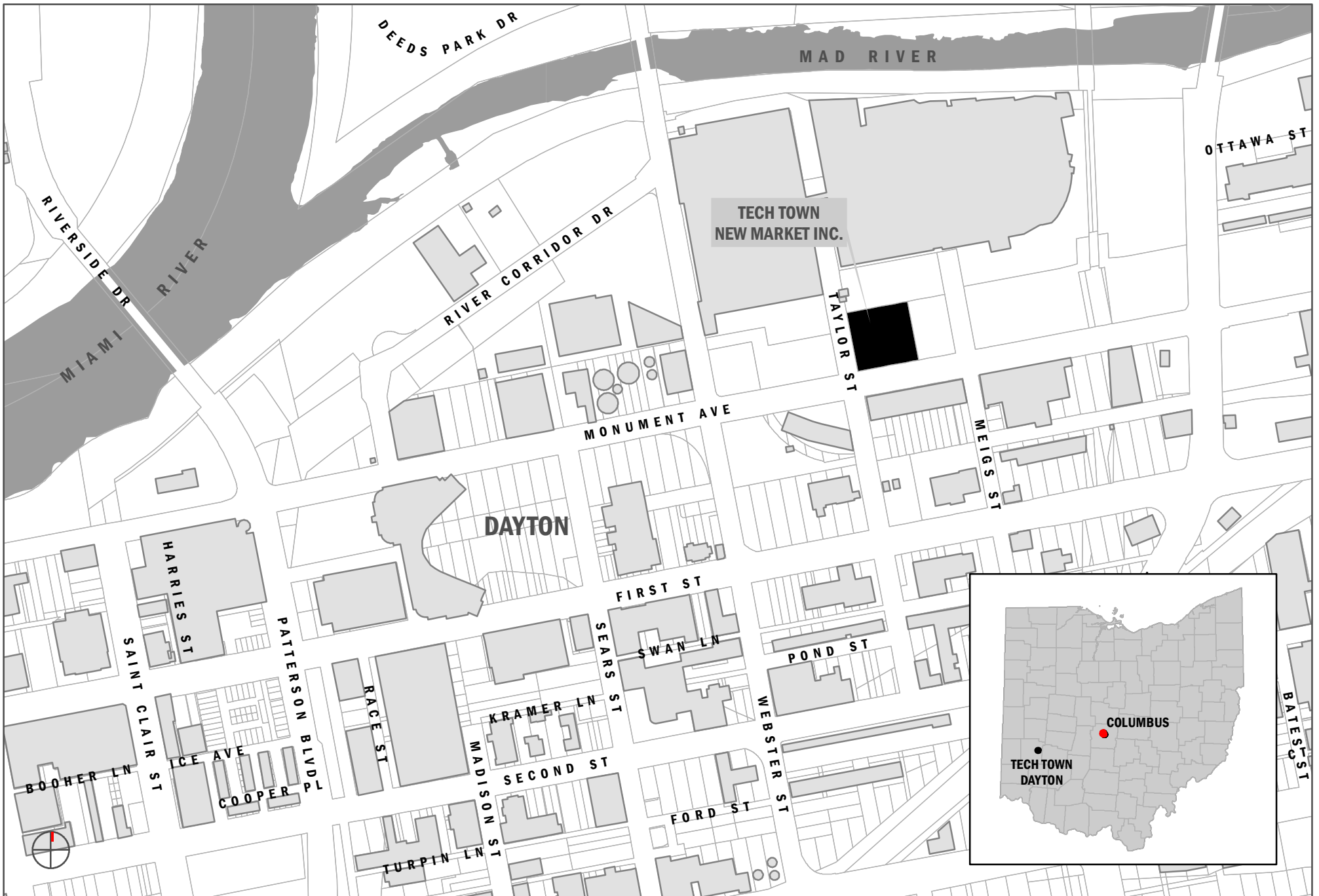
WHEREAS except for the funds used to cover the university's reasonable administrative costs related to the project, the funds provided under this JUA shall be used by Tech Town New Market, Inc. only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of Tech Town New Market, Inc. space will promote the university's mission to advance the well-being of the people of Ohio and the global community through the creation and dissemination of knowledge; and

WHEREAS before the state capital appropriation may be released to Tech Town New Market, Inc., the Ohio Department of Higher Education requires that a JUA between the university and Tech Town New Market, Inc. be signed to document the value of the appropriation to Ohio State and to ensure the benefits to the university will continue for a minimum period of 20 years:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the president and/or senior vice president for Business and Finance and/or senior vice president for Administration and Planning be authorized to take any action required to effect the Joint Use Agreement containing terms and conditions deemed to be in the best interest of the university.



 **TECH TOWN NEW MARKET, INC**

**JOINT USE AGREEMENT BETWEEN THE OHIO STATE UNIVERSITY
AND TECH TOWN NEW MARKET, INC
241 TAYLOR STREET
DAYTON, OHIO**

PREPARED BY: THE OHIO STATE UNIVERSITY
OFFICE OF PLANNING AND REAL ESTATE
ISSUE DATE: OCTOBER 7, 2014
BOARD OF TRUSTEES MEETING