

**THURSDAY, FEBRUARY 22, 2024**  
**MASTER PLANNING AND FACILITIES COMMITTEE MEETING**

Alan A. Stockmeister  
Reginald A. Wilkinson  
Elizabeth A. Harsh  
Pierre Bigby  
George Skestos  
Joshua Kerner  
James D. Klingbeil  
Robert H. Schottenstein  
Hiroyuki Fujita (*ex officio*)

Location: Sanders Grand Lounge, Longaberger Alumni House  
2200 Olentangy River Rd, Columbus, Ohio 43210

Time: 8:00-9:30am

**Public Session**

*ITEMS FOR DISCUSSION*

- |  |             |
|--|-------------|
| 1. <i>Physical Environment Scorecard – Mr. Jay Kasey</i>                               | 8:00-8:05am |
| 2. <i>Major Project Updates – Mr. Mark Conselyea</i>                                   | 8:05-8:10am |
| 3. <i>Wexner Medical Center Outpatient Care Powell Design Review – Mr. Kyle Albert</i> | 8:10-8:20am |

*ITEMS FOR ACTION*

- |  |             |
|--|-------------|
| 4. Approval of November 2023 Committee Meeting Minutes – Mr. Alan Stockmeister   |             |
| 5. Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts – Mr. Mark Conselyea | 8:20-8:30am |
| 6. Approval for Disposition of Real Property – Ms. Amanda Hoffsis  | 8:30-8:40am |
| 1. 2575 Dublin Granville Road  |             |
| 2. 3455 Dublin Granville Road  |             |
| 3. 364 West Lane Avenue, Units 101-126   |             |
| 4. Dover Road  |             |
| 7. Approval for Acquisition of Real Property, Oakwood Alley & Franciscan Way – Ms. Amanda Hoffsis                            | 8:40-8:45am |
| 8. Approval for Acquisition of Real Property, 1781 Dover Road - Ms. Amanda Hoffsis   | 8:45-8:50am |
| 9. Approval for a Perpetual Sanitary Sewer Easement, Cannon Drive - Ms. Amanda Hoffsis                                       | 8:50-8:55am |

**Executive Session**

8:55-9:30am

PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY23 YTD)	FY24 Year-To-Date				FY24 Annual Target (Budget)	Comments
		Actual	Target (Budget)	Target %Var	Actual vs Target		
<b>A. FINANCIAL</b>							
1. A&P Total Uses (General & Earnings Funds)	\$102,518,931	\$100,547,883	\$101,818,407	-1.2%	—	\$195,654,312	
<b>B. OPERATIONAL</b>							
1. % Projects Completed On Time >\$200K	100.0%	100.0%	90.0%	11.1%	—	90.0%	43 of 43 Projects completed On-Time
2. % Projects Completed On Budget >\$200K	100.0%	100.0%	90.0%	11.1%	—	90.0%	43 of 43 Projects completed On-Budget
3. Capital Investment Program Spend*	\$585.2	\$471.7	\$531.2	-11.2%	▽	\$1,097.8	In Millions. Below Target due to capital savings and delays on large equipment invoices
4. Facility Condition Index**	0.10	0.12	0.08	4.0%	▬	0.08	Completed building assessments as of December 31, 2023: 266 buildings assessed, 22.0 million GSF. Not representative sample, target ranges still under review
5. CABS Riders	1,308,477	1,486,980	1,339,000	11.1%	—	2,770,000	Year-over-year increase in total ridership, and year-to-date ridership exceeds projected numbers
6. WMC Parking Garage Peak Time Occupancy %***	79.2%	77.5%	80.0%	-3.1%	▽	80.0%	YTD (December) Occup%: Transient = 71.5%, Permit = 79.3%, Mixed= 81.2% CampusParc uses loop counters to track counts. In high demand we see counts over 100%
7. Cost of Daily Temporary Parking Space Closures	\$97,690	\$26,530	\$47,017	-43.1%	▽	\$630,560	Key contributors YTD: Assorted Roof Replacements, Dodd Parking Garage, DHC (Engie) Projects, Tunnel Top Restoration, Cannon Phase 2, VMC Equine Arena, 12th Ave Garage
8. WOSU Broadcast Audience (Viewers, Listeners)	554,250	688,800	554,250	24.3%	—	662,383	Classical 101 listeners up 29% compared to same 6-mo. period last yr, and prior yr did not include Broad Band Only (BBO), but is now counted as TV impressions, which make up close to 30% of households in Cols market
9. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	2,880,122	4,321,054	2,880,122	50.0%	▽	7,227,241	Unique visitors and video views up 67% for first six months of FY24 compared to last year's actual (which is now Target) primarily from WOSU YouTube channel
<b>C. SAFETY</b>							
1. EHS Recordable Accident Rate (CYTD):	1.04	0.94	1.60	-41.3%	—	1.60	2023 Calendar YTD
2. Major On-Campus Crimes	100	124	161	-23.0%	▲	210	Motor/motorized Vehicle Theft is highest category due to recent inclusion of e-scooters and e-bicycles
3. Avg Response Time to In-Progress Calls for Svc	4:47	4:24	5:00	-12.0%	▬	5:00	Consistently below Target
4. Traffic Accidents Injury	11	20	12	66.7%	▽	26	Recent uptick in motor vehicle accidents, mostly between 7am and 3pm (55% of total)
5. Traffic Accidents Non-Injury	64	51	64	-20.3%	▲	114	Trending below Target and Prior Year
6. Off-Campus Crime Statistics	691	503	799	-37.0%	▲	1,673	Below Target & Prior Year; Burglaries, Motor Vehicle Thefts and Theft From Vehicles have all been down

\* 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 B4. Facility Condition Index, Green: <= 0.08; Yellow: >= 0.09, <= 0.15; Red: > 0.15. Target %Variance = Actual - Target.

\*\*\* For B6&7. Parking Garage Peak Time Occupancy %, the target is 80% + or - 5% pts., with an additional 5% pt. Yellow range in both directions. Peak time measured on weekdays between 12:30 and 1:30 p.m.



# Major Project Updates

Projects Over \$20M

FEBRUARY 2024



## Project Status Report - Current Projects Over \$20M

PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Interdisciplinary Health Sciences Center	3/24	✓	✓	\$157.3 M	Yellow	Green
Newark – Founders Hall Enhancements	4/24	✓	✓	\$26.4 M	Green	Yellow
Martha Morehouse Facility Improvements	7/24	✓	✓	\$42.2 M	Green	Green
Celeste Lab Renovation	8/24	✓	✓	\$50.5 M	Green	Green
Combined Heat & Power Plant/District Heating & Cooling Loop	9/24	✓	✓	\$420.8 M	Yellow	Yellow
Cannon Drive Relocation - Phase 2	12/24	✓	✓	\$68.1 M	Green	Green
Battery Cell Research & Demonstration Center	3/25	✓	✓	\$22.0 M	Green	Green
Campbell Hall Renovation	7/25	✓	✓	\$61.2 M	Yellow	Yellow
Waterman Multi-Species Animal Learning Center (MALC)	7/25	✓	✓	\$52.0 M	Green	Green
Biomedical and Materials Engineering Complex Phase 2	9/25	✓	✓	\$90.0 M	Green	Green
Wexner Medical Center Inpatient Hospital	10/25	✓	✓	\$1,943.0 M	Green	Green
OSU East 4th Floor OR Renovation	9/26	✓	✓	\$21.4 M	Green	Green
<b>TOTAL – PROJECTS</b>				<b>\$2,954.9 M</b>		

On Track
  Watching Closely
  Not on Track

# Interdisciplinary Health Sciences Center



## INTERDISCIPLINARY HEALTH SCIENCES CENTER

Multiphase renovation of 120,000 square feet and addition of 100,000 square feet to create a collaborative campus for inter-professional education throughout the health sciences, including the College of Medicine, Optometry, Nursing, and the School of Health and Rehabilitation Sciences. Program spaces include classrooms, anatomy labs, research labs, administrative and building support.

**PROJECT FUNDING:** Auxiliary funds; university funds; state funds; fundraising

**PROJECT UPDATE:** The roadway extension and quad are complete. Temporary Certificate of Occupancy was achieved December 20th for floors; 2, 3, and 4. Faculty and staff have moved in. Lower and first floors are slated for completion in March 2024.

CURRENT BUDGET	
Construction w/ Cont	\$139.2 M
Total Project	\$157.3 M

CONSULTANTS	
Architect of Record	Acock Assoc
CM at Risk	Gilbane

PROJECT SCHEDULE	
BoT Approval	11/17
Construction	11/19-3/24
Facility Opening	5/24

■ On Budget  
■ On Time

# Newark Founders Hall Enhancements



## NEWARK FOUNDERS HALL ENHANCEMENTS

The project will renovate approximately 90,000 square feet for OSU Newark and Central Ohio Technical College. This project will address building mechanical systems, electrical, building envelope, exterior façade and improve energy savings. The renovation will include updated faculty offices, classrooms and student collaboration areas.

**PROJECT FUNDING:** University funds; state funds; fundraising, partner funds – COTC

**PROJECT UPDATE:** Drywall installation and atrium soffit framing are complete. Auditorium framing is ongoing with interior paint occurring on all floors. Flooring installation has begun on the second floor and storefront installation is ongoing.

CURRENT BUDGET	
Construction w/ Cont	\$23.1 M
Total Project	\$26.4 M

CONSULTANTS	
Architect of Record	TCI
CM at Risk	Robertson

PROJECT SCHEDULE	
BoT Approval	11/22
Construction	1/23-4/24
Facility Opening	7/24

- On Budget
- On Time

# Martha Morehouse Facility Improvements



## MARTHA MOREHOUSE FACILITY IMPROVEMENTS

Renovate 14 department areas in 5 phases. Phase 1 will renovate the auditorium, update the existing elevators and one additional elevator. Phases 2-5 will construct an 8,500 square foot addition to the north and west, expanding registration, laboratory spaces, and waiting area; renovate 105,000 square feet of existing space including pulmonary rehabilitation, urgent care, OSUWMC perioperative assessment center; comprehensive weight management, food service, and patient drop-off/pick-up canopy.

**PROJECT FUNDING:** Auxiliary funds

**PROJECT UPDATE:** In-wall plumbing and above ceiling pipe installation ongoing. Drywall installation and finishing is complete with painting to follow. Pulmonary Function Testing and Diagnostic suite will open the beginning of March 2024. All these items are in the 5<sup>th</sup> and final phase of the project.

CURRENT BUDGET	
Construction w/ Cont	\$38.7 M
Total Project	\$42.2 M

CONSULTANTS	
Architect of Record	BDTAID
CM at Risk	Elford

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	9/20-7/24
Facility Opening - Phased	8/24

■ On Budget  
■ On Time

# Celeste Lab Renovation



## CELESTE LAB RENOVATION

Upgrade the building mechanical, electrical and plumbing systems; renovate approximately 18,500 square feet of chemistry labs and support spaces; improve the exterior envelope.



**PROJECT FUNDING:** University funds; state funds; fundraising

**PROJECT UPDATE:** Renovations in the General Chemistry Prep Labs and 3<sup>rd</sup> floor restroom are continuing. Second and 3<sup>rd</sup> floor office suite renovations have begun.

CURRENT BUDGET	
Construction w/ Cont	\$41.9 M
Total Project	\$50.5 M

CONSULTANTS	
Architect of Record	BHDP
CM at Risk	Elford

PROJECT SCHEDULE	
BoT Approval	8/18
Construction	7/20-8/24
Facility Opening	8/24

 **On Budget**  
 **On Time**



# CHP/DHC



## COMBINED HEAT AND POWER PLANT/ DISTRICT HEATING AND COOLING LOOP – CHP/ DHC

105 MW combined heat and power (CHP) plant, with a heating capacity of 285 klb/hr of superheated steam. The CHP plant will also contain an 8,000-ton cooling facility with future build-out potential to 13,000-ton. Installation of heating hot water (HHW) and chilled water (CW) on the midwest and west campuses to support existing and new campus buildings. Rehabilitation of John Herrick Drive bridge to support new utilities which connect the CHP to main campus.

**PROJECT FUNDING:** Utility fee

**PROJECT UPDATE:** Construction continues, including work on the weekends. The team is closely monitoring the budget and progress toward schedule milestones. CHP bypass plant continues to provide chilled water and heating hot water to new Carmenton facilities.

CURRENT BUDGET	
Total Project	\$420.8 M

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	9/24
Facility Opening	9/24

CONSULTANTS	
Operator’s Engineer	HDR
Design-Builder (CHP)	MasTec
CMR (DHC/Bridge)	Whiting Turner/CK
A/E (DHC)	RMF Engineering
A/E (Bridge)	EMH&T

On Budget
  On Time

# Cannon Drive Relocation – Phase 2



## CANNON DRIVE RELOCATION – PHASE 2

Rebuild Cannon Drive between John Herrick Drive and Woody Hayes Drive at its current elevation and construct a certified ODNR flood protection levee.

Work also includes a new signalized intersection at Woody Hayes Drive and the continued expansion of the river park.


**PROJECT FUNDING:** University debt; auxiliary funds; partner funds

**PROJECT UPDATE:** Siphon construction is 95% complete. Cannon/Herrick intersection is open. Northwest Stadium Lot has been closed through mid-2024. Drake Union demolition is complete.

CURRENT BUDGET	
Construction w/ Cont	\$55.5 M
Total Project	\$68.1 M

CONSULTANTS	
Architect/Engineer	EMH&T
CM at Risk	Igel/Ruhlin (JV)

PROJECT SCHEDULE	
BoT Approval	8/17
Construction	8/22–12/24
Facility Opening	1/25

 On Budget  
 On Time

# Battery Cell Research & Demonstration Center



## Battery Cell Research & Demonstration Center

The project will renovate 21,773 square feet of existing space within the Sci-Tech facility to create a prototype lab that will accelerate the development of battery cell materials and manufacturing technologies.



**PROJECT FUNDING:** Grant funds, partner funds

**PROJECT UPDATE:** Schematic design is complete. Pricing is being developed and design assist partners have been selected.

CURRENT BUDGET	
Construction w/ Cont	\$17.0 M
Total Project	\$22.0 M

CONSULTANTS	
Architect of Record	Wellogy
CM at Risk	Whiting Turner

PROJECT SCHEDULE	
BoT Approval	08/23
Construction	04/24-03/25
Facility Opening	04/25

 **On Budget**  
 **On Time**

# Campbell Hall Renovation



## Campbell Hall Renovation

This project will renovate 115,000 SF in Campbell Hall. The interior renovation will enable the College of Education and Human Ecology’s longtime goal of centralizing teaching, research, and administrative functions along Neil Avenue. The project will address deferred maintenance including new MEP systems, roofing, building envelope, and windows.



**PROJECT FUNDING:** State funds, fundraising & local funds

**PROJECT UPDATE:** Abatement and demolition activities are ongoing. GMP1 for early procurement received approval from the controlling board in January. The balance of the work will be consolidated within GMP2 which is on track to be executed this spring.

CURRENT BUDGET	
Construction w/ Cont	\$48 .0 M
Total Project	\$61.2 M

CONSULTANTS	
Architect of Record	Schooley Caldwell
CM at Risk	CK Construction

PROJECT SCHEDULE	
BoT Approval	5/23
Construction	07/23-07/25
Facility Opening	08/25 (phased)

 On Budget  
 On Time

# Waterman Multi-Species Animal Learning Center (MALC)



## MULTI-SPECIES LEARNING CENTER

Construction of a new 100,000 SF facility to support the College of Food, Agricultural, and Environmental Sciences (CFAES) strategy for Waterman by providing access to animals, educational spaces, technology, equipment, and amenities. Program spaces include animal barns, a multi-purpose indoor arena, teaching, meeting and event spaces.



**PROJECT FUNDING:** University funds, state funds, fundraising

**PROJECT UPDATE:** Construction documents are complete. Design and construction of a new dairy facility is being added to the project.

CURRENT BUDGET	
Construction w/ Cont	\$47.0 M
Total Project	\$52.0 M

CONSULTANTS	
Architect of Record	Wellogy
CM at Risk	CK Construction

PROJECT SCHEDULE	
BoT Approval	08/23
Construction	02/24-07/25
Facility Opening	08/25

 **On Budget**  
 **On Time**

# Biomedical and Materials Engineering Complex Phase 2



## Biomedical and Materials Engineering Complex Phase 2

This project will demolish Watts Hall (35,504 square feet) and renovate MacQuigg Laboratory (76,345 square feet) and include an addition to MacQuigg. It will provide improved building services and create a dynamic and energy efficient facility. The project will provide facilities for first year engineering, biomedical engineering and materials engineering.

**PROJECT FUNDING:** State funds, fundraising, university debt

**PROJECT UPDATE:** Abatement is complete. Selective demolition continues throughout.

Temporary stair towers have been installed in preparation for the existing stairs to be removed. Foundation work began in January.

CURRENT BUDGET	
Construction w/ Cont	\$70.3 M
Total Project	\$90.0 M

CONSULTANTS	
Architect/Engineer	DLR Group
CM at Risk	Walsh Construction

PROJECT SCHEDULE	
BoT Approval	05/23
Construction	08/23–09/25
Facility Opening	12/25

- On Budget
- On Time

# Wexner Medical Center Inpatient Hospital



## WEXNER MEDICAL CENTER INPATIENT HOSPITAL

New 1.9M square foot inpatient hospital tower with up to 820 beds in private room settings replacing and expanding on the 440 beds in Rhodes Hall and Doan Hall including an additional 84 James beds. Facilities include state-of-the-art diagnostic, treatment and inpatient service areas including emergency department, imaging, operating rooms, 60 neonatal intensive care unit bassinets, critical care and medical/surgical beds, and leading-edge digital technologies to advance patient care, teaching and research.

**PROJECT FUNDING:** University debt; fundraising; auxiliary funds

**PROJECT UPDATE:** Building enclosure is complete. Interior finishes are underway which includes terrazzo and sheet flooring, painting and ceiling grid installation.

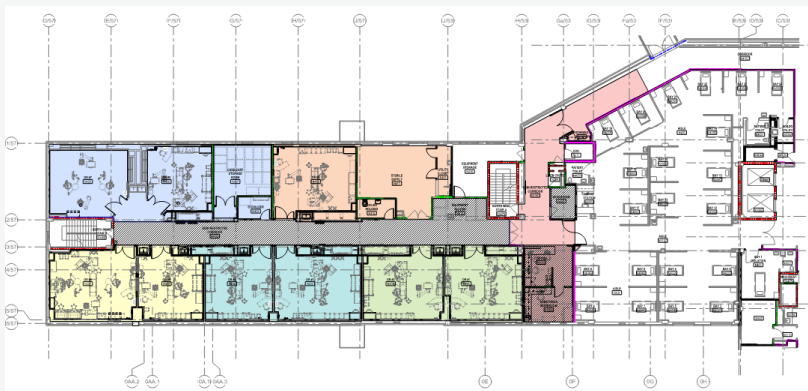
CURRENT BUDGET	
Construction w/ Cont	\$1,774.2 M
Total Project	\$1,943.0 M

CONSULTANTS	
Architect of Record	HDR
CM at Risk	Walsh-Turner (JV)

PROJECT SCHEDULE	
BoT Approval	2/18
Construction	9/20-10/25
Facility Opening	Q1/Q2 2026

■ On Budget  
■ On Time

# OSU East 4th Floor OR Renovation



## OSU EAST 4<sup>TH</sup> FLOOR OR RENOVATION

This project will renovate the existing Operating Rooms on the 4<sup>th</sup> Floor of the North Main Hospital Building at OSU East. The renovation scope will address upgrades to meet current Joint Commission requirements (FGI 2018). The ORs range in size from 365-578 SF. This project will go from 10 ORs to 9, as part of a projected- 7-phase construction project. The existing operating room size will be enlarged to accommodate updated codes and clearances, add more designated storage areas, and add additional workspace. Two new air handler units will also be installed, to meet the growing OR capacity need.

**PROJECT FUNDING:** Auxiliary funds

**PROJECT UPDATE:** Construction documents are complete, and estimates are being finalized with the GMP to follow.

CURRENT BUDGET	
Construction w/ Cont	\$17.5 M
Total Project	\$21.4 M

CONSULTANTS	
Architect of Record	IKM Architects
CM at Risk	Messer

PROJECT SCHEDULE	
BoT Approval	05/23
Construction	06/24-09/26
Facility Opening	10/2026

■ On Budget  
■ On Time





# Wexner Medical Center Outpatient Care Powell

February 2024



**OUTPATIENT CARE POWELL**

- OPENING AUGUST 2026
- 207K SF
- 6 ENDOSCOPY SUITES
- IMAGING, LAB, PHARMACY



**OUTPATIENT CARE DUBLIN**

- OPENED AUGUST 2022
- 272K SF
- 6 ORS, 6 ENDOSCOPY SUITES
- IMAGING, LAB, PHARMACY



**OUTPATIENT CARE NEW ALBANY**

- OPENED AUGUST 2021
- 251K SF
- 4 ORS, 4 ENDOSCOPY SUITES
- IMAGING, LAB, PHARMACY

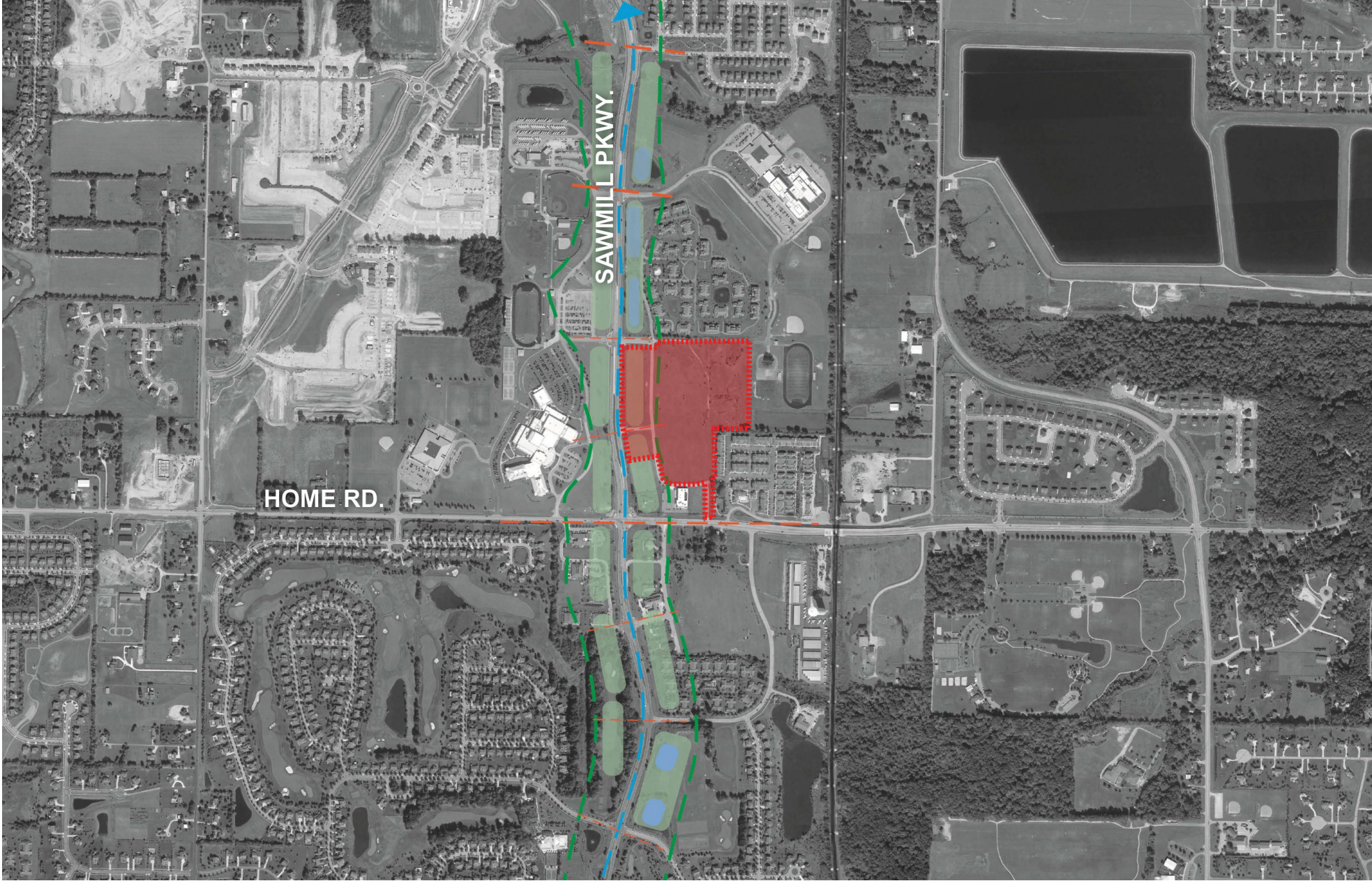




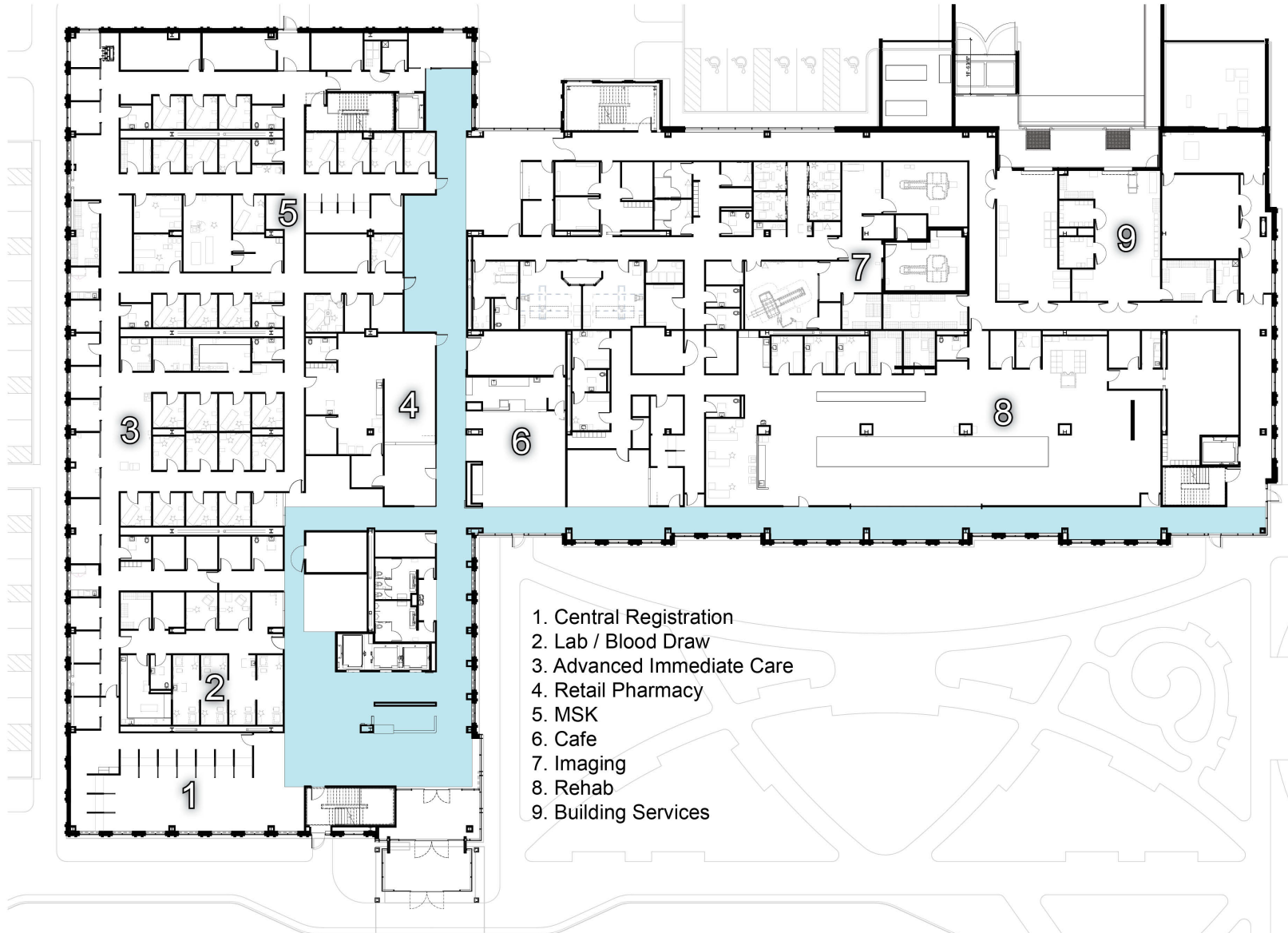
**MAIN ENTRY – OUTPATIENT CARE DUBLIN**



**COURTYARD – OUTPATIENT CARE DUBLIN**









WEST ELEVATION (MAIN ENTRY)



**AMBULATORY HEALTHCARE CENTER FROM SOUTHWEST**





## **SUMMARY OF ACTIONS TAKEN**

*November 16, 2023 – Master Planning & Facilities Committee Meeting*

### **Members Present:**

Alan A. Stockmeister  
Reginald A. Wilkinson  
Elizabeth A. Harsh

Pierre Bigby  
George A. Skestos  
Joshua H.B. Kerner

James D. Klingbeil  
Hiroyuki Fujita (ex officio)

**Members Present via Zoom:** N/A

### **Members Absent:**

Robert H. Schottenstein

## **PUBLIC SESSION**

The Master Planning & Facilities Committee of The Ohio State University Board of Trustees convened on Thursday, November 16, 2023, in person at the Longaberger Alumni House on the Columbus campus and virtually over Zoom. Committee Chair Alan A. Stockmeister called the meeting to order at 8:00 a.m.

### ***Items for Discussion***

1. Committee Chair's Remarks: Mr. Alan Stockmeister started the meeting by welcoming Trustee George Skestos to the committee.
2. Physical Environment Scorecard: Mr. Jay Kasey, senior vice president, Office of Administration and Planning, presented the Physical Environment Scorecard, which tracks metrics related to campus operations and safety.  
*(See Attachment X for background information, page XX)*
3. Major Project Updates: Mark Conselyea, vice president, Facilities Operations and Development provided the standard report on all projects over \$20M. The projects on this update that are being watched closely are the Interdisciplinary Health Sciences project for schedule, the Newark Founders Hall project for budget, the CHP project and the Campbell Hall project for both schedule and budget.  
*(See Attachment X for background information, page XX)*
4. Facilities Operations & Development (FOD) Annual Report: Mr. Mark Conselyea shared the FOD annual report. This report is required by Board policy and summarized the capital project activity over the last fiscal year, provided data on active projects and expenditures, and information on other key FOD initiatives.  
*(See Attachment X for background information, page XX)*
5. Sustainability Goals Update: Mr. Jay Kasey presented an update on the six Resource Stewardship goals. The annual report details the key metrics that support each goal, progress toward goal attainment and action items planned for the next fiscal year. The Ohio State Energy Partners Scorecard was not reviewed as a group.



[\(See Attachment X for background information, page XX\)](#)

**Items for Action**

6. Approval of Minutes: No changes were requested to the August 17, 2023, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
7. Resolution No. 2024-49: Approval of Ohio State Energy Partners Fiscal Year 2024 Utility System Capital Improvements Plan:

Utility System Life-Cycle Renovation, Repair and Replacement Projects  
Utility System Expansion and Extension Projects  
Energy Conservation Measure Projects

Synopsis: Approval of the Ohio State Energy Partners LLC (“OSEP”) utility system capital improvements plan (“OSEP CIP”) for fiscal year 2024; authorization for OSEP to make such capital improvements pursuant to the terms of the First Amended and Restated Long-Term Lease and Concession Agreement for The Ohio State University Utility System dated July 20, 2018, and as amended (the “Agreement”).

WHEREAS the Agreement requires OSEP to annually submit an OSEP CIP for approval; and

WHEREAS the OSEP CIP includes the requested approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2023; and

WHEREAS OSEP has provided detailed descriptions of the proposed capital improvement projects, including the construction schedules, supporting technical data, and analysis, pursuant to Section 4.3(c) of the Agreement; and

WHEREAS these utility system capital improvement projects will be delivered pursuant to the terms of the Agreement, including the schedules as detailed in the project approval requests; and

WHEREAS these capital expenditures for the approved OSEP CIP utility system projects will be added to the utility fee pursuant to the Agreement and any associated university directives; and

WHEREAS the university has reviewed and considered the financial, technical, and operational aspects of the OSEP CIP and its alignment with university plans and sustainability goals; and

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the fiscal year 2024 OSEP CIP; and

BE IT FURTHER RESOLVED, That the Board of Trustees authorizes OSEP to proceed with these fiscal year 2024 capital improvements to the Utility System as outlined in the attached materials

8. Resolution No. 2024-50: Approval to Enter Into/Increase Professional Services and Construction Contracts:



# THE OHIO STATE UNIVERSITY

## APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES CONTRACTS FY24 COLLEGE FACILITY MASTER PLANS RADONC ADVANCED IMAGING LINAC

## APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS 2001 POLARIS PKWY – CELL THERAPY LAB THE JAMES OUTPATIENT CARE – 4<sup>TH</sup> FLOOR ORTHO SARCOMA AND REHAB TUNNEL REHABILITATION PHASE I WEXNER MEDICAL CENTER INPATIENT HOSPITAL WMC OUTPATIENT CARE POWELL

## APPROVAL TO ENTER INTO CONSTRUCTION CONTRACTS BATTERY CELL RESEARCH & DEMONSTRATION CENTER EAST – FIRE SUPPRESSION

Synopsis: Authorization to enter into/increase 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/increase professional services contracts for the following projects; and

	Prof. Serv. Approval Requested	Total Requested	
FY 24 College Facility Master Plans	\$1.0M	\$1.0M	University funds
RadOnc Advanced Imaging Linac	\$0.9M	\$0.9M	Auxiliary funds

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
2001 Polaris Pkwy – Cell Therapy Lab	\$0.1M	\$6.8M	\$6.9M	Auxiliary funds
The James Outpatient Care – 4 <sup>th</sup> Floor Ortho Sarcoma and Rehab	\$0.5M	\$7.5M	\$8.0M	Auxiliary funds
Tunnel Rehabilitation Phase I	\$1.6M	\$3.7M	\$5.3M	University debt, Partner funds (OSEP/ENGIE)
Wexner Medical Center Inpatient Hospital	\$1.8M	\$36.5M	\$38.3M	University debt, Auxiliary funds, Fundraising



THE OHIO STATE UNIVERSITY

WMC Outpatient Care Powell	\$1.0M	\$9.6M	\$10.6M	Auxiliary funds
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WHEREAS in accordance with the attached materials, the University desires to enter into construction contracts for the following projects; and

	Construction Approval Requested	Total Requested	
Battery Cell Research & Demonstration Center	\$19.7M	\$19.7M	Partner funds, Grand funds
East – Fire Suppression	\$5.4M	\$5.4M	Auxiliary 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 fiscal year 2024 Capital Investment Plan be amended to include additional funding for the Wexner Medical Center Inpatient Hospital and the Battery Cell Research and Demonstration Center projects; and

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/increase 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.

9. Resolution No. 2024-51: Approval for Disposition of Real Property:

Synopsis: Authorization to sell real property located at 7706 Olentangy River Road, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 0.74 acres of improved real property located at 7706 Olentangy River Road, Columbus, Ohio, identified as Franklin County parcel number 610-233931; and

WHEREAS the property no longer aligns with the Wexner Medical Center’s ambulatory care strategy; and

WHEREAS the Wexner Medical Center plans to use the sale proceeds for future strategic initiatives:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to effect



## THE OHIO STATE UNIVERSITY

the sale of the property upon terms and conditions deemed to be in the best interest of the university and at a sale price at or above appraisal value.

10. Resolution No. 2024-52: Approval for Acquisition of Real Property:

Synopsis: Authorization to purchase real property located at 1795 Oil City Road, Wooster Township, Wayne County, Wooster, Ohio, is proposed.

WHEREAS The Ohio State University seeks to purchase approximately 3 acres of improved real property located at 1795 Oil City Road near Wooster, Ohio, identified as Wayne County parcel number 56-02341.000 and which is adjacent to the Wooster Campus; and

WHEREAS the university has been leasing the site for use as a farm machinery service, repair, and maintenance facility, for storage of agricultural seed and fertilizer, and as a home base for field operation staff; and

WHEREAS the College of Food, Agricultural and Environmental Sciences had identified this site as needed for long term strategic purposes and the landlord is willing to sell the property:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to effect the purchase of the aforementioned property upon terms and conditions deemed to be in the best interest of the university and at a sale price at or below the appraised value.

11. Resolution No. 2024-53: Approval for Ground Lease of Real Property:

Synopsis: Authorization to ground lease real property located along West Dublin Granville Road, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The State of Ohio and The Ohio State University were selected through a competitive process as the preferred site for the Voyager Space, Starlab, ground-based Terrestrial Analog Facility; and

WHEREAS In furtherance of the project, and in accordance with the selection process, The Ohio State University seeks to ground lease approximately 10 acres of unimproved real property located along West Dublin Granville Road, Columbus, Ohio, identified as a portion of Franklin County, parcel number 610-159038 as further identified on the attached map and titled to The Board of Trustees of The Ohio State University; and

WHEREAS the university has determined the location to be suitable for development of commercial research facilities; and

WHEREAS the ground lessee will develop and construct a commercial research facility and may develop related facilities on the premises.

NOW THEREFORE

BE IT RESOLVED, That the President and/or Senior Vice Presidents for Business and Finance and Administration and Planning be authorized to take any action required to effect the leasing of approximately 10 acres of unimproved real property to Voyager Space Science Park, LLC for development of an aerospace research facility and related facilities, for a term of 40 years with two, ten-year renewals, an abatement of rent for 25 years, and a five-year right of first refusal to lease up to 70 acres of adjacent land, along with such additional terms and conditions that are deemed to be in the best interest of the university.



12. Resolution No. 2024-53: Approval to Enter Into a Joint Use Agreement:

BETWEEN THE OHIO STATE UNIVERSITY  
AND HIGHLAND YOUTH GARDEN

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Highland Youth Garden (HYG), an Ohio non-profit agency, to document the value and permit the release of funds appropriated in the State Capital Bill to expand the existing facility.

WHEREAS The Ohio State University was allocated \$50,000 in the 2023-2024 State Capital Bill that was specifically designated for use by HYG; and

WHEREAS the HYG will utilize the funds to partially fund design and construction of capital improvements to the Highland Youth Garden to expand their facility; and

WHEREAS HYG commits to making the 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 HYG facilities 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 HYG only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of HYG space will promote the university's mission to be a leader in innovative agriculture, food security, youth development; and

WHEREAS before the state capital appropriation may be released to HYG, the Ohio Department of Higher Education requires that a JUA between the university and the HYG 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 Administration and Planning be authorized to take any action required to effect this Joint Use Agreement containing terms and conditions deemed to be in the best interest of the university.

13. Resolution No. 2024-55: Approval to Enter Into a Joint Use Agreement:

BETWEEN THE OHIO STATE UNIVERSITY  
AND KITCHEN OF LIFE

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Kitchen of Life (KOL) an Ohio non-profit organization, to document the value and permit the release of funds appropriated in the State Capital Bill to expand the existing facility.

WHEREAS The Ohio State University was allocated \$450,000 in the 2023-2024 State Capital Bill that was specifically designated for use by KOL; and

WHEREAS the Kitchen of Life will utilize the funds to fund capital improvements to their existing facility located in Bexley, Ohio; and



WHEREAS KOL commits to making the 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 KOL facilities 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 KOL only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of KOL space will promote the university's mission to transform the health of our communities through inclusive and innovative education; and

WHEREAS before the state capital appropriation may be released to KOL, the Ohio Department of Higher Education requires that a JUA between the university and the KOL 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 Administration and Planning be authorized to take any action required to effect this Joint Use Agreement containing terms and conditions deemed to be in the best interest of the university.

14. Resolution No. 2024-56: Approval for Acquisition of Real Property:

BETWEEN THE OHIO STATE UNIVERSITY  
AND PICKAWAY COUNTY COMMUNITY FOUNDATION

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Pickaway County Community Foundation (PCCF), an Ohio non-profit agency, to document the value and permit the release of funds appropriated in the State Capital Bill to expand the existing facility.

WHEREAS The Ohio State University was allocated \$200,000 in the 2023-2024 State Capital Bill that was specifically designated for use by PCCF; and

WHEREAS the PCCF will utilize the funds to partially fund design and construction of capital improvements to build the Pickaway County Community Foundation's Childrens Museum known as the Inspiration Station; and

WHEREAS PCCF commits to making the 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 PCCF facilities 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 PCCF only for capital improvements or purchases and shall not be used for operating expenses; and



## THE OHIO STATE UNIVERSITY

WHEREAS the university's use of PCCF space will promote the university's mission to improve health, wellness, and opportunity in Ohio through accessibility, innovation, and clinical excellence through our statewide network of facilities, personnel, and partnerships; and

WHEREAS before the state capital appropriation may be released to RMHC, the Ohio Department of Higher Education requires that a JUA between the university and the RMHC 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 Administration and Planning be authorized to take any action required to effect this Joint Use Agreement containing terms and conditions deemed to be in the best interest of the university.

15. Resolution No. 2024-57: Approval to Enter Into a Joint Use Agreement:

BETWEEN THE OHIO STATE UNIVERSITY  
AND ZORA'S HOUSE

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with Zora's House, an Ohio non-profit agency, to document the value and permit the release of funds appropriated in the State Capital Bill to expand the existing facility.

WHEREAS The Ohio State University was allocated \$600,000 in the 2023-2024 State Capital Bill that was specifically designated for use by Zora's House; and

WHEREAS Zora's House will utilize the funds for design and construction of a new, 10,000 square foot community hub for programs, events, and co-working in Columbus, Ohio.

WHEREAS Zora's House commits to making the 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 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 Zora's House only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of Zora's House space will promote the university's mission to be actively engaged in our communities, to mentor and develop the next generation of students, and to promote wellness and belonging within our faculty, staff, and student populations; and

WHEREAS before the state capital appropriation may be released to Zora's House, the Ohio Department of Higher Education requires that a JUA between the university and Zora's House 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 Administration and Planning be authorized to take any action required to effect this Joint Use Agreement containing terms and conditions deemed to be in the best interest of the university.





**Action:** Upon the motion of Mr. Stockmeister, seconded by Mr. Klingbeil, the committee adopted the foregoing resolutions by majority voice vote with the following members present and voting: Mr. Stockmeister, Dr. Wilkinson, Mrs. Harsh, Mr. Bigby, Mr. Skestos, Mr. Kerner, Mr. Klingbeil, Dr. Fujita.

#### **EXECUTIVE SESSION**

It was moved by Mr. Stockmeister and seconded by Mr. Skestos, that the committee recess into executive session to discuss the purchase of property, to consider business-sensitive trade secrets required to be kept confidential by federal and state statutes, and to consult with legal counsel regarding pending or imminent litigation.

A roll-call vote was taken, and the committee voted to go into executive session with the following members present and voting: Mr. Stockmeister, Dr. Wilkinson, Mrs. Harsh, Mr. Bigby, Mr. Skestos, Mr. Kerner, Mr. Klingbeil, Dr. Fujita.

The committee entered executive session at 8:41 a.m. The committee adjourned at 9:34 a.m.

DRAFT

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

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

BIOMEDICAL AND MATERIALS ENGINEERING COMPLEX PHASE 2  
 MARTHA MOREHOUSE FACILITY IMPROVEMENTS – SOAR MRI  
 VMC - PET/CT SPACE RENOVATION  
 WMC OUTPATIENT - POWELL  
 WATERMAN - MULTI-SPECIES ANIMAL LEARNING CENTER (MALC)

**APPROVAL TO INCREASE CONSTRUCTION CONTRACTS**

DEPARTMENT OF ECONOMICS RELOCATION TO BRICKER HALL

Synopsis: Authorization to enter into/increase 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/increase professional services contracts and enter into/increase construction contracts for the following projects; and

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
Biomedical and Materials Engineering Complex Phase 2	\$0.3M	\$4.0M	\$4.3M	University debt, university funds, fundraising, state funds
Martha Morehouse Facility Improvements – SOAR MRI	\$0.9M	\$7.9M	\$8.8M	Auxiliary funds, university funds, grant funds
VMC – PET/CT Space Renovation	\$0.5M	\$4.0M	\$4.5M	Fundraising
WMC Outpatient - Powell	\$14.6M	\$150.4M	\$165.0M	Auxiliary funds
Waterman - Multi-Species Animal Learning Center (MALC)	\$1.0M	\$5.2M	\$6.2M	University debt, university funds, fundraising, state funds

WHEREAS in accordance with the attached materials, the University desires to increase construction contracts for the following project; and

	Construction Approval Requested	Total Requested	
Department of Economics Relocation to Bricker Hall	\$0.9M	\$0.9M	University funds

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

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 fiscal year 2024 Capital Investment Plan be amended to include additional funding for the Biomedical and Materials Engineering Complex Phase 2, Martha Morehouse Facility Improvements – SOAR MRI, Wexner Medical Center Outpatient Care Powell and the Waterman Multi-Species Animal Learning Center projects; and

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/increase 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

## Biomedical and Materials Engineering Complex Phase 2

OSU-210274 (REQ ID# ENG219001)

Project Location: MacQuigg Laboratory (265), Watts Hall (107)

- **Approval Requested and Amount**

Professional services	\$0.3M
Construction w/contingency	\$4.0M
<hr/> Total requested	<hr/> \$4.3M

- **Project Budget**

Professional services	\$9.9M
Construction w/contingency	\$84.4M
<hr/> Total project budget	<hr/> \$94.3M

- **Project Funding**

University Debt, university funds, fundraising, state funds



- **Project Schedule**

BoT professional services approval	02/21
design	05/21 – 05/23
BoT construction approval	05/23
construction	07/23– 09/25
facility opening	12/25

- **project delivery method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY2021 and FY2023 Capital Investment Plan.
- The FY2024 Capital Investment Plan will be amended to include the proposed increase.

- **Project Scope**

- The project will bring together the College of Engineering's advanced materials from the departments of Materials Science and Engineering, Biomedical Engineering, and Chemical and Biomolecular Engineering maximizing collaborative learning and research.
- The project will renovate MacQuigg Hall and demolish Watts Hall to make way for an addition. The new facility includes research and teaching labs, collaboration spaces, offices, and classroom space.
- The project will improve building services, circulation, and will create a more energy efficient facility.
- The proposed increase is for the design and construction of a specialized Impact Engineering Lab and the buildout of additional labs, classrooms, and student spaces on level 4.

- **Approval Requested**

- Approval is requested to increase professional services and construction contracts.
- Approval is requested to amend the FY 2024 Capital Investment Plan.

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- **project team**

University project manager:	Hyde, Carrie
University construction manager	Allen, Shaun
AE/design architect:	DLR Group
CM at Risk or Design Builder:	Walsh Construction

# Project Data Sheet for Board of Trustees Approval

## Martha Morehouse Facility Improvements - SOAR MRI

OSU-200053 (CNI#19000137)

Project Location: Kenny Rd, 2006-2030 (0214)

- **Approval Requested and Amount**

Professional services	\$0.9M
Construction w/contingency	\$7.9M
<b>Total requested</b>	<b>\$8.8M</b>

- **Project Budget**

Professional services	\$4.0M
Construction w/contingency	\$46.6M
<b>Total project budget</b>	<b>\$50.6M</b>

- **Project Funding**

Auxiliary funds, university funds, grant funds

- **Project Schedule**

BoT approval	08/19
design	09/19 – 12/20
construction – phase 1	09/20 – 11/21
construction – phase 2-7	05/21 – 01/25
BoT approval SOAR	02/24
design SOAR	02/24 - 05/24
construction SOAR	06/24 - Fall 24
facility opening SOAR	Fall 24
facility opening MMH	01/25

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY 2020 Capital Investment Plan.
- The FY 2024 Capital Investment Plan will be amended to include the proposed increase.

- **Project Scope**

- Psychiatry and Behavioral Health within the College of Medicine received a grant for a 3T MRI for research purposes as a part of the State of Ohio Adversity and Resilience (SOAR) Study. SOAR is the first-ever multi-generational study aimed at understanding the causes and modifiable risk factors of mental illness.
- The project includes the procurement and installation of a 60' x 15' modular building to the north of the Research Administration Building.
- The scope includes site utilities, foundation work, emergency generator power, UPS (uninterrupted power source), and ADA site walkway improvements from the building to the modular unit. Planned renovations to the Research Administration Building include a reception/waiting area, control and processing rooms, ADA restroom/dressing room, lab space, cognitive consult/interview rooms, and staff offices.
- MRI equipment costs are included with construction costs.

- **Approval Requested**

- Approval is requested to increase professional services and construction contracts.
- Approval is requested to amend the FY 2024 Capital Investment Plan.



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- **project team**

University project manager: Alexandra Radabaugh  
AE/design architect: BDTAID  
CM at Risk or Design Builder: Elford

# Project Data Sheet for Board of Trustees Approval

## VMC - PET/CT Space Renovation

OSU-230676 (REQ ID# VET230012)

Project Location: Veterinary Medical Center (0299)

- **Approval Requested and Amount**

Professional services	\$0.5M
Construction w/contingency	\$4.0M
<hr/>	
Total requested	\$4.5M

- **Project Budget**

Professional services	\$0.5M
Construction w/contingency	\$4.0M
<hr/>	
Total project budget	\$4.5M

- **Project Funding**

Fundraising

- **Project Schedule**

BoT approval	02/24
Design	02/24 – 04/24
Construction	06/24 – 02/25
Facility opening	04/25

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

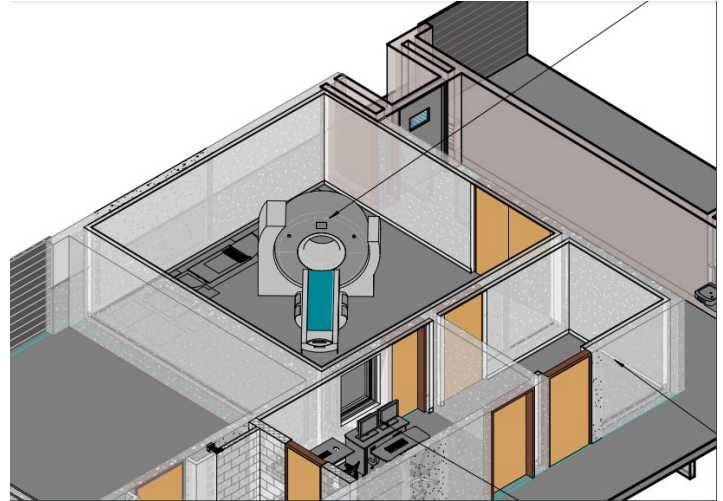
- This project is included in the FY 2024 Capital Investment Plan.

- **Project Scope**

- The project will enable for and provide a new Positron Emission Tomography and Computed-Tomography (PET/CT) machine at the Veterinary Medical Center.
- The PET/CT service allows for advanced radiation/oncology imaging services which are not presently offered at the college of veterinary medicine.

- **Approval Requested**

- Approval is requested to enter into professional services and construction contracts.



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- **project team**

University project manager:	Munger, Steve
AE/design architect:	Hasenstab
CM at Risk or Design Builder:	TBD

# Project Data Sheet for Board of Trustees Approval

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## WMC Outpatient - Powell

OSU-220880 (REQ ID# AMB220075)

Project Location: \*\*7171 Sawmill Parkway, Powell

- **Approval Requested and Amount**

Professional services	\$14.6M
Construction w/contingency	\$150.4M
<hr/> Total requested	<hr/> \$165.0M

- **Project Budget**

Professional services	\$23.0M
Construction w/contingency	\$160.0M
<hr/> Total project budget	<hr/> \$183.0M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	05/22
Design	06/22 – 09/23
BoT construction approval (enabling)	11/23
BoT construction approval	02/24
Construction	04/24 – 04/26
Facility opening	08/26

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY 2023 Capital Investment Plan.
- Consistent with the strategic plans of the university and Wexner Medical Center to provide medical services within community-based ambulatory facilities.
- The FY 2024 Capital Investment Plan will be amended to include the requested professional services and construction amount.

- **Project Scope**

- The project will design and build a five-story medical office building and a two-story ambulatory health center which includes imaging, outpatient rehab/PT, endoscopy, and support services.

- **Approval Requested**

- Approval is requested to increase professional services and construction contracts.
- Approval is requested to amend the FY 2024 Capital Investment Plan.



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- **project team**

University project manager:	Rice, George
AE/design architect:	DLR Group
CM at Risk or Design Builder:	CK Construction

# Project Data Sheet for Board of Trustees Approval

## Waterman - Multi-Species Animal Learning Center (MALC)

OSU-180048 (REQ ID# FAES22CO0001)

Project Location: Waterman - Multispecies Animal Learning Center (1321)

- **Approval Requested and Amount**

Professional services	\$1.0M
Construction w/contingency	\$5.2M
<b>Total requested</b>	<b>\$6.2 M</b>

- **Project Budget**

Professional services	\$6.0M
Construction w/contingency	\$52.2M
<b>Total project budget</b>	<b>\$58.2M</b>

- **Project Funding**

University debt, university funds, fundraising, state funds

- **Project Schedule**

BoT professional services approval	08/17
Design	08/22 – 03/24
BoT construction approval	08/23
Construction	02/24 – 07/25
Facility opening	10/25

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- The MALC project is included in the FY 2018 and FY 2023 Capital Investment Plans.
- The dairy barn project is included in the FY 2020 and FY2022 Capital Investment Plans.
- The FY 2024 Capital Investment Plan will be amended to include the additional funding needed for the dairy barn replacement.

- **Project Scope**

- The Multi-Species Animal Learning Center (MALC) project consists of an interconnected series of barns housing different species including swine, equine, and poultry among others. The facility will include an arena, wet labs, classrooms, storage areas and public viewing areas.
- The project scope includes replacing aging storm and animal waste management infrastructure as well as providing new gas, electric and water utilities to the project site.
- A separate project (OSU-200377) for the adjacent dairy barn will be added to the MALC project.
- Combining the construction of the dairy barn, originally planned as a renovation, with the MALC project improves site logistics and project delivery.

- **Approval Requested**

- Approval is requested to increase professional services and construction contracts.
- Approval is requested to amend the FY 2024 Capital Investment Plan.



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- **project team**

University project manager: Munger, Steve  
AE/design architect: Wellogy  
CM at Risk or Design Builder: CK Construction



# Project Data Sheet for Board of Trustees Approval

## Department of Economics Relocation to Bricker Hall

OSU-230838 (REQ ID# CAS220009)

Project Location: Bricker Hall (0001)

- **Approval Requested and Amount**

Construction w/contingency	\$0.9M
<b>Total requested</b>	<b>\$0.9M</b>

- **Project Budget**

Professional services	\$1.9M
Construction w/contingency	\$8.1M
<b>Total project budget</b>	<b>\$10.0M</b>

- **Project Funding**

University funds

- **Project Schedule**

BoT professional services approval	08/23
Design	09/23 – 05/24
BoT construction approval (enabling)	08/23
BoT construction approval	05/24
Construction	03/24 – 06/25
Facility opening	08/25

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**
  - This project is included in the FY 2024 Capital Investment Plan.
  - The project scope is based on a study completed in October 2022 for the backfill of Bricker Hall.

- **Project Scope**
  - This project will relocate the Department of Economics from their current location in Arps Hall into the second and third floors of Bricker Hall. The renovation will include teaching, office, conference, and computational laboratory spaces, as well as renovations to supporting and common spaces.
  - This request includes additional demolition and enabling scope and funds for long-lead time items.

- **Approval Requested**
  - Approval is requested to increase construction contracts.



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- **project team**

University project manager:	Munger, Steve
AE/design architect:	Acock
CM at Risk or Design Builder:	Robertson

**APPROVAL FOR DISPOSITION OF REAL PROPERTY**

26.70+/- ACRES AT 2575 WEST DUBLIN GRANVILLE ROAD,  
FRANKLIN COUNTY, COLUMBUS, OHIO

Synopsis: Authorization to sell real property located at 2575 West Dublin Granville Road, Franklin County, Columbus Ohio, is proposed.

WHEREAS The Ohio State University on behalf of The State of Ohio seeks to sell approximately 26.70 acres of unimproved real property located at 2575 West Dublin Granville Road, Columbus, Ohio, identified as a portion of Franklin County parcel number 610-159043 situated along and near West Dublin Granville Road and located north of the Don Scott Airport; and

WHEREAS the sale of this property supports the strategic investment and divestment of land assets in support of the university's current and future needs; and

WHEREAS the administration has identified this site as excess and no longer aligning with current and future planned needs:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to effect the sale of the aforementioned property upon terms and conditions deemed to be in the best interest of the university and at a sale price at or above the appraised value.

**APPROVAL FOR DISPOSITION OF REAL PROPERTY  
2575 WEST DUBLIN GRANVILLE ROAD  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
BOARD BACKGROUND**

**Background**

The university seeks Board approval to enter into a contract for the sale of approximately 26.70 acres of land. The subject sale property is situated along and near West Dublin Granville Road and located north of the Don Scott Airport. Disposition of the property aligns with the university's land asset management goals of strategic divestment and investment of properties to optimize real estate holdings in support of current and future needs.

**Location and Description**

The subject property consists of approximately 26.70 acres of vacant ground situated along and near West Dublin Granville Road, north of the Don Scott Airport. The property will include a portion of parcel 610-159043.

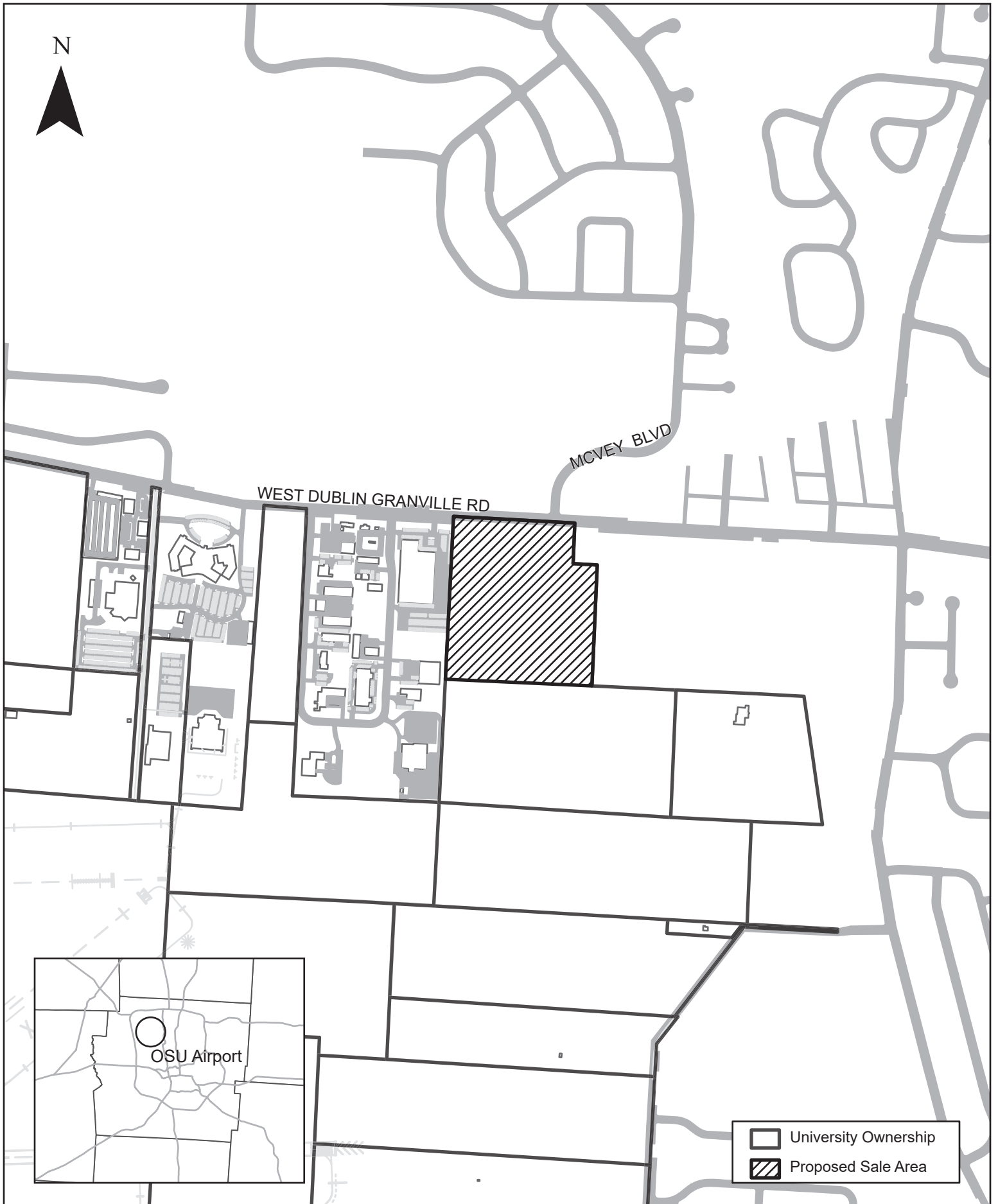
**Property History**

The university acquired the subject property in 1956 and it is titled to The State of Ohio. The property has historically been farmed by the university.

The property has been broadly marketed through an independent broker and vetted to ensure a fair and equitable process. Having received a number of competitive proposals favorably aligned with appraised values, the university seeks authorization to finalize a sale contract with a purchaser selected from among the bidders.

**Sale of Property**

Planning, Architecture and Real Estate recommends that the above referenced property be sold under terms and conditions that are deemed to be in the best interest of the university and at a sale price at or above the appraised value.



Parcel ID: 610-159043  
2575 West Dublin Granville Road  
Columbus, OH 43235

Prepared by: The Ohio State University  
Office of Planning, Architecture and Real Estate  
Issue Date: February 22, 2024

**APPROVAL FOR DISPOSITION OF REAL PROPERTY**

23.50+/- ACRES AT 3455 WEST DUBLIN GRANVILLE ROAD,  
FRANKLIN COUNTY, COLUMBUS, OHIO

Synopsis: Authorization to sell real property located at 3455 West Dublin-Granville Road, Franklin County, Columbus Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 23.50 acres of unimproved real property located at 3455 West Dublin-Granville Road, Columbus, Ohio, identified as Franklin County parcel numbers 010-159028, 010-158972, 010-228184 and portions of 010-128886 and 010-158960. All parcels are situated along and near West Dublin Granville Road and located north of the Don Scott Airport; and

WHEREAS the sale of this property supports the strategic investment and divestment of land assets in support of the university's current and future needs; and

WHEREAS the administration has identified this site as excess and no longer aligning with current and future planned needs:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to effect the sale of the aforementioned property upon terms and conditions deemed to be in the best interest of the university and at a sale price at or above the appraised value.

**APPROVAL FOR DISPOSITION OF REAL PROPERTY  
3455 WEST DUBLIN GRANVILLE ROAD  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
BOARD BACKGROUND**

**Background**

The university seeks Board approval to enter into a contract for the sale of approximately 23.50 acres of land. All parcels are situated along and near West Dublin Granville Road and located north of the Don Scott Airport. Disposition of the property aligns with the university's land asset management goals of strategic divestment and investment of properties to optimize real estate holdings in support of current and future needs.

**Location and Description**

The subject property consists of approximately 23.50 acres of vacant ground situated along and near West Dublin Granville Road, Columbus, Ohio north of the Don Scott Airport. The property will include all of parcels 010-159028, 010-158972, 010-228184 and portions of parcels 010-128886 and 010-158960.

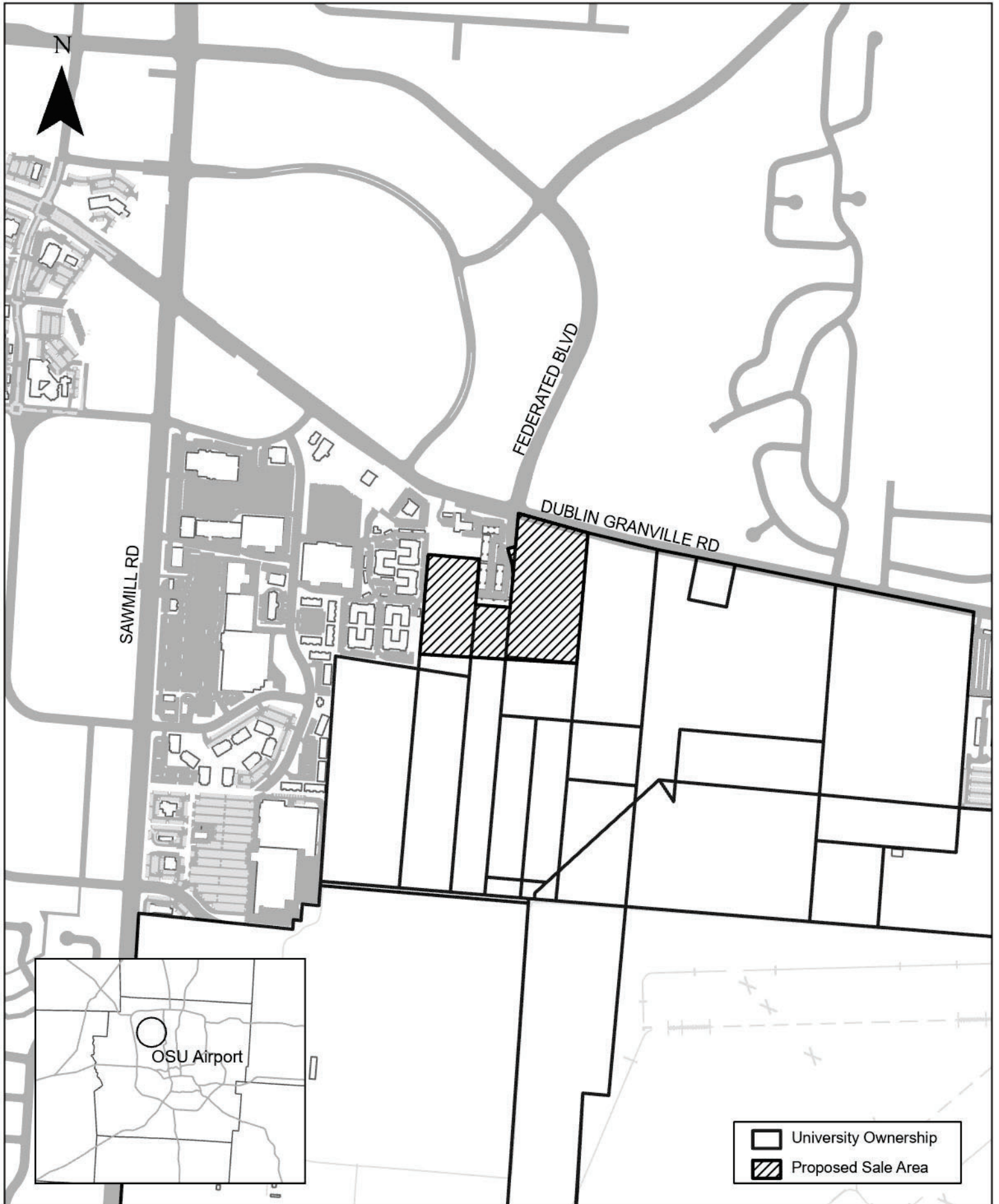
**Property History**

The university acquired the subject property from various owners between 1965 to 1994. All parcels are titled to The Board of Trustees of The Ohio State University. The land has historically been farmed by the university.

The properties have been broadly marketed through an independent broker and vetted to ensure a fair and equitable process. Having received a number of competitive proposals favorably aligned with appraised values, the university seeks authorization to finalize a sale contract with a purchaser selected from among the bidders.

**Sale of Property**

Planning, Architecture and Real Estate recommends that the above referenced property be sold under terms and conditions that are deemed to be in the best interest of the university and at a sale price at or above the appraised value.



Parcel ID: 010-159028, 010-128886,  
 010-158972, 010-158960, & 010-228184  
 3455st Dublin Granville Road  
 Columbus, OH 43235

Prepared by: The Ohio State University  
 Office of Planning, Architecture and Real Estate  
 Issue Date: February 22, 2024

**APPROVAL FOR DISPOSITION OF REAL PROPERTY**

**UNITS #101-126 AT RIVERWATCH TOWER – 364 WEST LANE AVENUE,  
FRANKLIN COUNTY, COLUMBUS, OHIO**

Synopsis: Authorization to sell real property located at 364 West Lane Avenue, Franklin County, Columbus Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell twenty-six (26) condominium office units totaling approximately 9,266 square feet located at 364 West Lane Avenue, Columbus, Ohio, identified as Franklin County parcel numbers: 010-207717-00, 010-207718-00, 010-207719-00, 010-207720-00, 010-207721-00, 010-207722-00, 010-207723-00, 010-207724-00, 010-207725-00, 010-207726-00, 010-207727-00, 010-207728-00, 010-207729-00, 010-207730-00, 010-207731-00, 010-207732-00, 010-207733-00, 010-207734-00, 010-207735-00, 010-207736-00, 010-207737-00, 010-207738-00, 010-207739-00, 010-207740-00, 010-207741-00, 010-207742-00. All parcels are located within the building commonly known as Riverwatch Tower and situated on West Lane Avenue; and

WHEREAS the sale of this property corresponds with the strategic investment and divestment of land assets in support of the university's current and future needs; and

WHEREAS the administration has identified this site as excess and no longer aligning with current and future planned needs:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to effect the sale of the aforementioned property upon terms and conditions deemed to be in the best interest of the university and at a sale price at or above the appraised value.



**APPROVAL FOR DISPOSITION OF REAL PROPERTY  
364 WEST LANE AVENUE, RIVERWATCH TOWER  
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
BOARD BACKGROUND**

**Background**

The university seeks Board approval to enter into a contract for the sale of 26 condominium units within the property commonly known as Riverwatch Tower located at 364 West Lane Avenue, Columbus, Ohio. Disposition of the property aligns with the university's land asset management goals of strategic divestment and investment of properties to optimize real estate holdings in support of current and future needs and supports the guiding principles outlined in the university framework plan.

**Location and Description**

The affected property consists of condominium units #101-126 totaling approximately 9,266 square feet within the property commonly known as Riverwatch Tower located at 364 West Lane Avenue. The parcel numbers are 010-207717-00, 010-207718-00, 010-207719-00, 010-207720-00, 010-207721-00, 010-207722-00, 010-207723-00, 010-207724-00, 010-207725-00, 010-207726-00, 010-207727-00, 010-207728-00, 010-207729-00, 010-207730-00, 010-207731-00, 010-207732-00, 010-207733-00, 010-207734-00, 010-207735-00, 010-207736-00, 010-207737-00, 010-207738-00, 010-207739-00, 010-207740-00, 010-207741-00, 010-207742-00

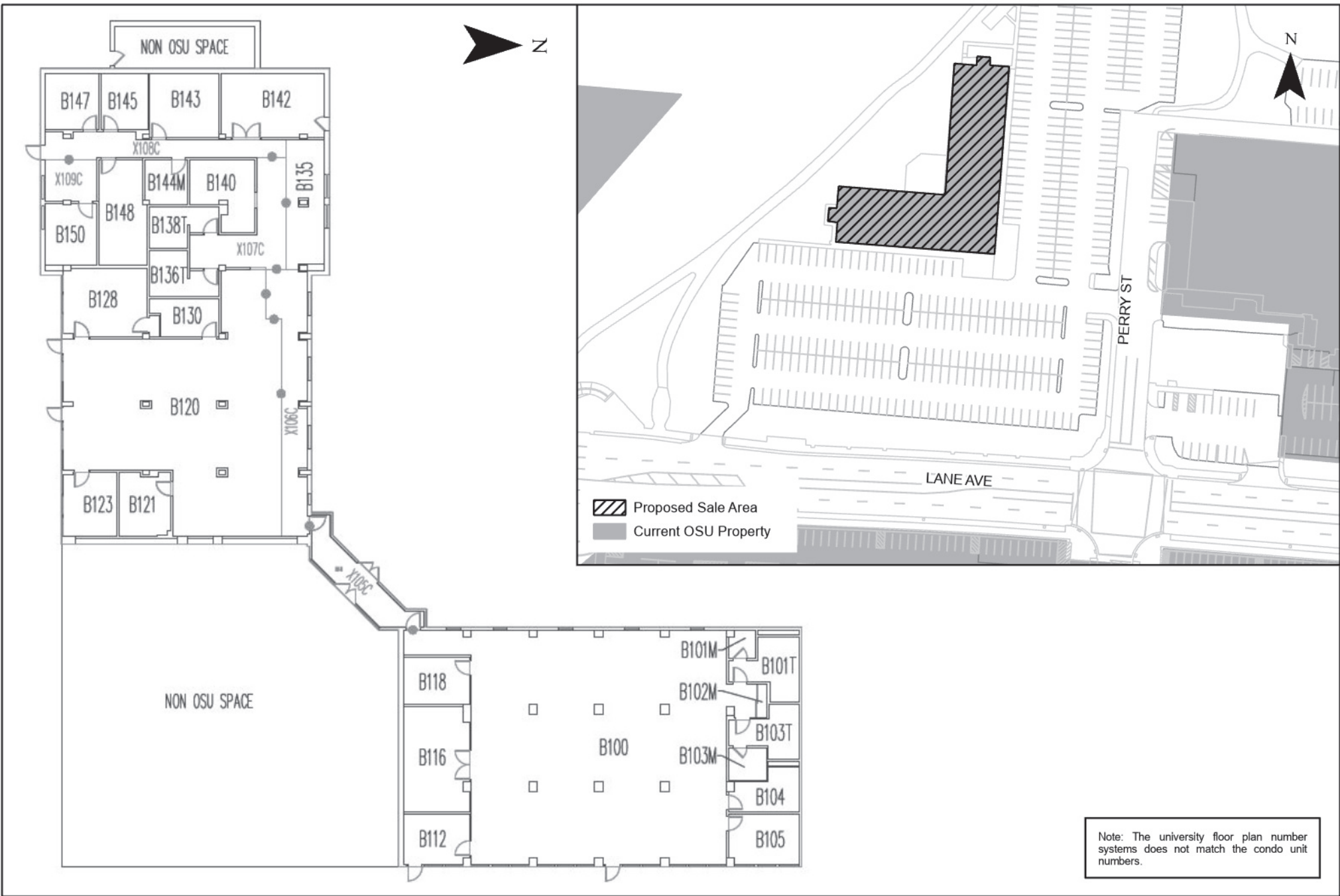
**Property History**

The university acquired the subject property on September 6, 1995, and it is titled to The State of Ohio. The Riverwatch Tower consists of 321 condo units, of which Ohio State owns 9,266 square feet of ground floor office space, equating to 26 office condo units. The space has been vacant since early 2023, but the university continues to pay annual utility costs and HOA fees.

The university has received a bonified offer, commissioned a market study and appraisal to check valuation, and now seeks authorization to finalize a sale contract.

**Sale of Property**

Planning, Architecture and Real Estate recommends that the above referenced property be sold under terms and conditions that are deemed to be in the best interest of the university and at a sale price at or above the appraised value.



Note: The university floor plan number systems does not match the condo unit numbers.

RIVERWATCH TOWER CONDO UNITS #101-126 SALE  
 PARCEL ID 010-207717 THROUGH 010-207742  
 364 WEST LANE AVENUE  
 COLUMBUS, FRANKLIN COUNTY, OHIO 43201

**APPROVAL FOR SALE OF REAL PROPERTY**

0.5+/- ACRES ALONG DOVER ROAD,  
FRANKLIN TOWNSHIP, WAYNE COUNTY, OHIO

Synopsis: Authorization to sell real property located along Dover Road, Franklin Township, Wayne County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 0.5 acres of property along Dover Road, identified as being a portion of Wayne County parcel number 30-01372.000; and

WHEREAS the property has been deemed excess and sale of the property will not affect the College of Food, Agricultural, and Environmental Sciences operations.

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to effect the sale of the aforementioned property upon terms and conditions deemed to be in the best interest of the university and at a sale price at or above the appraised value.

**APPROVAL FOR DISPOSITION OF REAL PROPERTY  
DOVER ROAD, WAYNE COUNTY, FRANKLIN TOWNSHIP, OHIO  
BOARD BACKGROUND**

**Background**

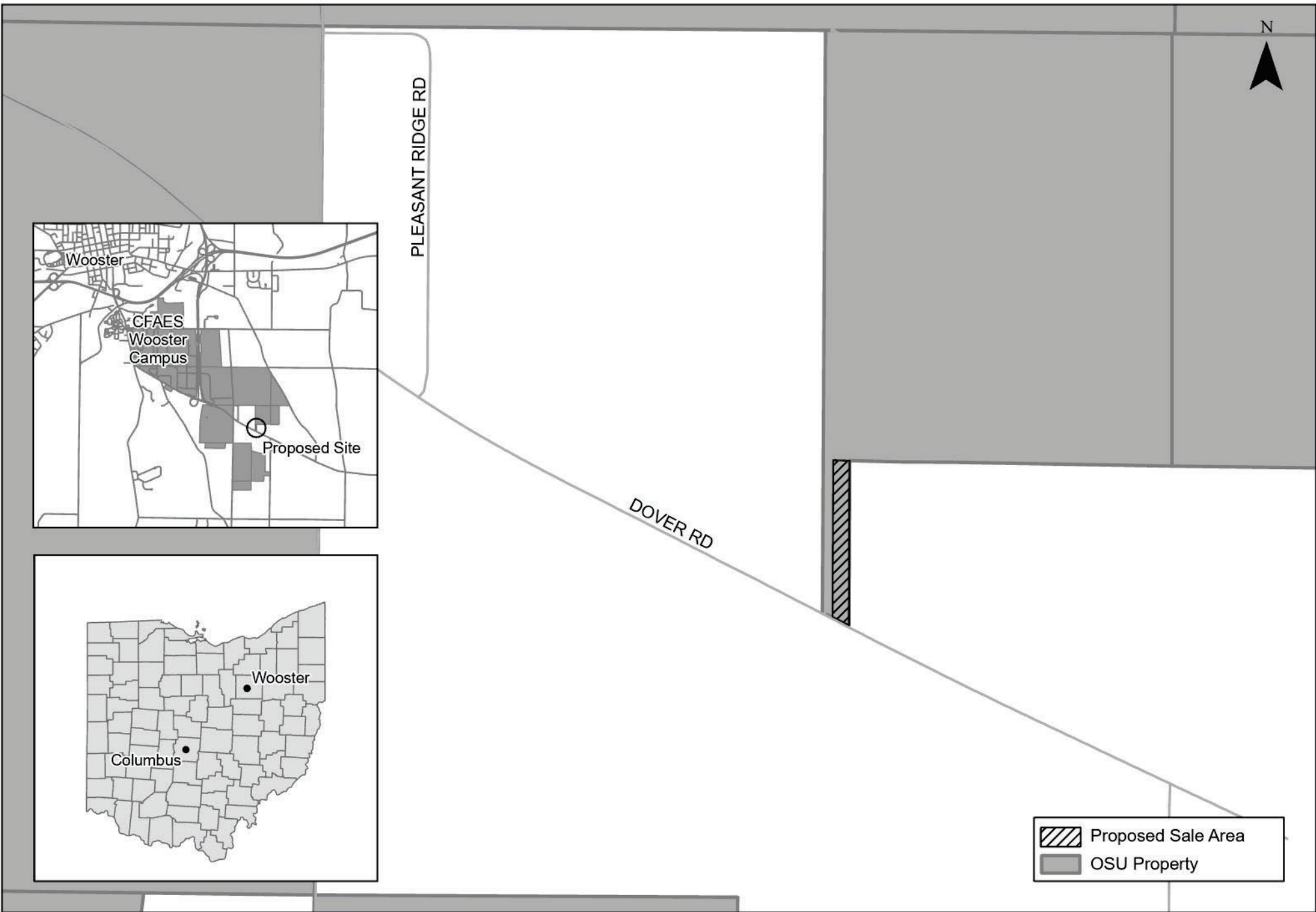
In July 2023, the university sold two (2) acres of property to an adjacent landowner in Wayne County on Dover Road, Wooster, Ohio. The landowner intended to expand his business, but as project design proceeded, he discovered that the required drainage improvements to support the project would be more extensive than anticipated. He requested to acquire an additional 0.5 acres from the university. This 0.5 acres may be split and sold from the adjacent university tract without affecting CFAES operations, and the university will retain access to Dover Road.

**Locations and Description**

The subject property consists of approximately 0.5 acres located on Dover Road, Franklin Township, Wayne County, Ohio. The proposed sale acreage will be split from Wayne County parcel identification number 30-01372.000. The land was originally acquired in 1954 and has been used for agricultural purposes.

**Disposition of Property**

Planning, Architecture and Real Estate (PARE), together with CFAES, recommend disposition of the identified property under terms and conditions that are deemed to be in the best interest of the university. The disposition of sale proceeds will be to CFAES to fund acquisition of other strategic properties that are aligned with CFAES' current and future research and academic goals and to support infrastructure improvements across the college.



Parcel ID 30-01372.000  
 Dover Road  
 Wooster, Ohio

**APPROVAL FOR ACQUISITION OF REAL PROPERTY**

0.277+/- ACRES ON OAKWOOD ALLEY & FRANCISCAN WAY,  
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to acquire property from the City of Columbus described as Oakwood Alley and Franciscan Way between Burt Street, Taylor Avenue, Long Street and Hawthorne Avenue, Columbus, Ohio and being approximately 0.277 acres of land.

WHEREAS at the request of the university, the City of Columbus has offered to sell the above described alleys for \$6,750 (\$0.57 per square foot), subject to approval of the sale by the City of Columbus Council; and

WHEREAS the purchase of this property supports the university's plan to maintain the adjacent parking lots for patients, staff, and visitors:

NOW THEREFORE BE IT RESOLVED, that the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to effect the purchase of the aforementioned property upon the terms and conditions deemed to be in the best interest of the university and at a sale price at or below the appraised value.

**APPROVAL FOR ACQUISITION OF REAL PROPERTY  
OAKWOOD ALLEY & FRANCISCAN WAY  
COLUMBUS, FRANKLIN COUNTY, OHIO  
BOARD BACKGROUND**

**Background**

The Ohio State East Hospital (East Hospital) owns the parking lots south of Hawthorne Avenue between Burt Street and Taylor Avenue. Two City of Columbus public alleys, Oakwood Alley and Franciscan Way, are used to access the parking lots. These alleys have long been maintained by East Hospital, and the hospital would like to acquire the alleys to more effectively maintain the lots.

The university submitted a request to the City of Columbus to release the two right of ways. The City has agreed to sell the area at a cost of \$6,750 (\$0.57 per square foot) subject to final City approvals and to retention of a general utility easement for those utilities currently located within the alleys.

**Location and Description**

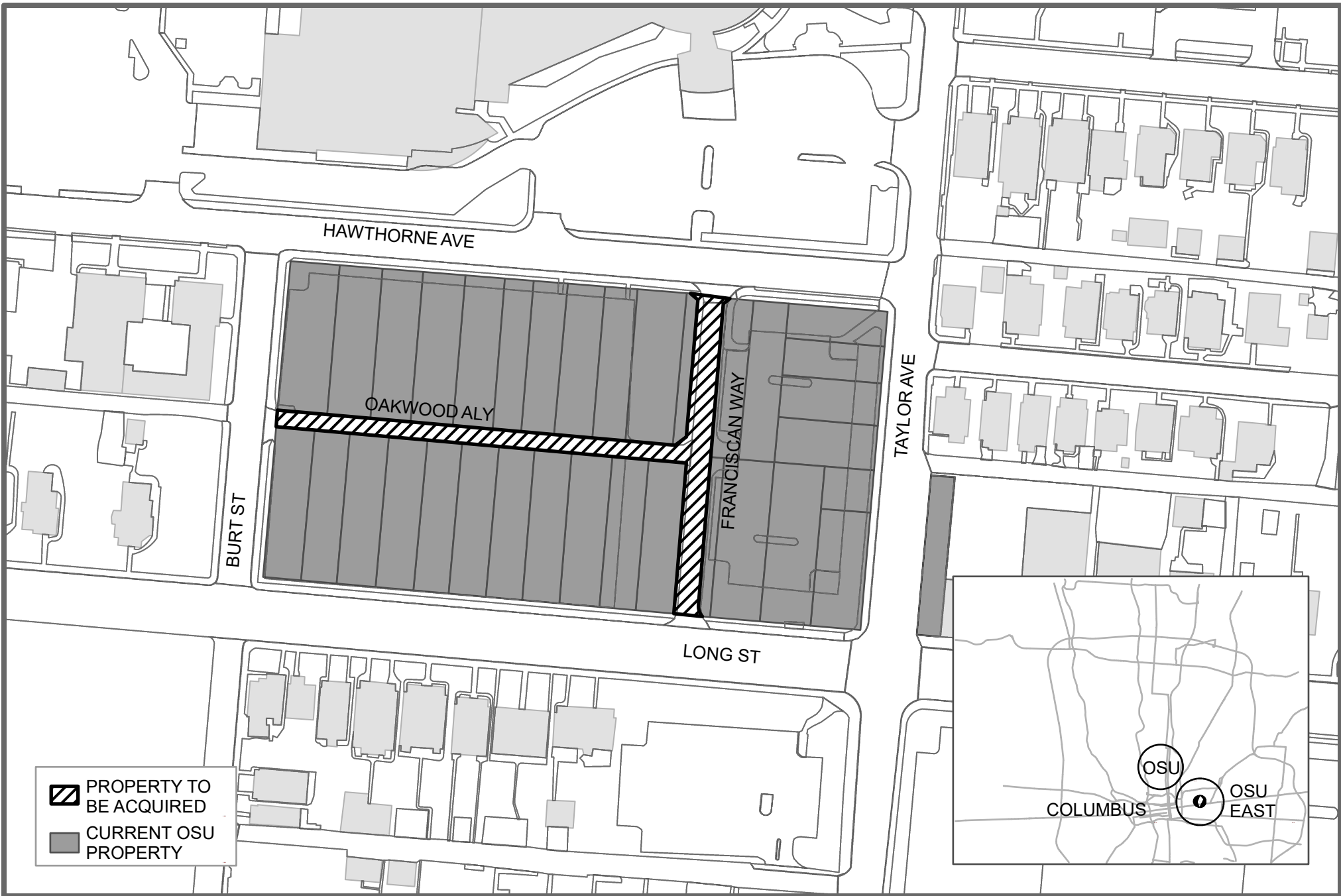
The subject property consists of approximately 0.277 acres between Burt Street, Taylor Avenue, Hawthorne Avenue and Long Street, Columbus, Ohio.

**Property History**

The property is currently vested in the City of Columbus as public right of way.

**Purchase of Property**

Planning, Architecture and Real Estate, together with the Wexner Medical Center, recommend that the university proceed with acquisition of the land upon terms and conditions deemed to be in the best interest of the university. Wexner Medical Center will provide the acquisition funds.





**APPROVAL FOR ACQUISITION OF REAL PROPERTY**

55+/- ACRES AT 1781 DOVER ROAD,  
WOOSTER TOWNSHIP, WAYNE COUNTY, WOOSTER, OHIO

Synopsis: Authorization to acquire real property located at 1781 Dover Road, Wooster Township and Franklin Township, Wayne County, Wooster, Ohio, is proposed.

WHEREAS The Ohio State University seeks to purchase approximately 55 acres of improved real property located at 1781 Dover Road near Wooster, Ohio, identified as Wayne County parcel numbers 56-00763.000, 56-00761.000, 56-02326.004, 30-00423.000, 30-00422.000, & 30-00421.000 and which is adjacent to the Wooster Campus; and

WHEREAS the purchase of this property supports the university's ability to research emerging technologies and crops and improve experiential learning; and

WHEREAS the College of Food, Agricultural and Environmental Sciences had identified this site as needed for long term strategic purposes consistent with their 2021 Master Plan:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to effect the purchase of the aforementioned property upon terms and conditions deemed to be in the best interest of the university and at a sale price at or below the appraised value.

**APPROVAL FOR ACQUISITION OF REAL PROPERTY  
1781 DOVER ROAD, WAYNE COUNTY, WOOSTER, OHIO  
BOARD BACKGROUND**

**Background**

The College of Food, Agricultural, and Environmental Sciences (CFAES) would like to purchase 55 acres of farmland located at 1781 Dover Road, Wooster, Ohio. The property is proximate to the core CFAES Wooster campus and adjacent to other OSU property used for agricultural research. Acquisition of this farm aligns with the 2021 CFAES Master Plan and land strategy which included recommendations for strategic divestment and investment to align land/facilities with current and future needs. This acquisition specifically supports the goal of building a central campus core and consolidating landholdings that previously were in pockets and further from the central campus. The acquisition of this property will enhance CFAES research and experiential learning capacity with a focus on specialty crops. The proximity of the site to existing core campus will also improve CFAES' agricultural operations efficiencies by moving research closer to the core campus and support facilities. The acquisition will also enable future divestment that is central to the overall strategy described here. The Board of Trustees has previously approved other divestments and investments that were part of the 2021 CFAES Master plan and land strategy.

**Locations and Description**

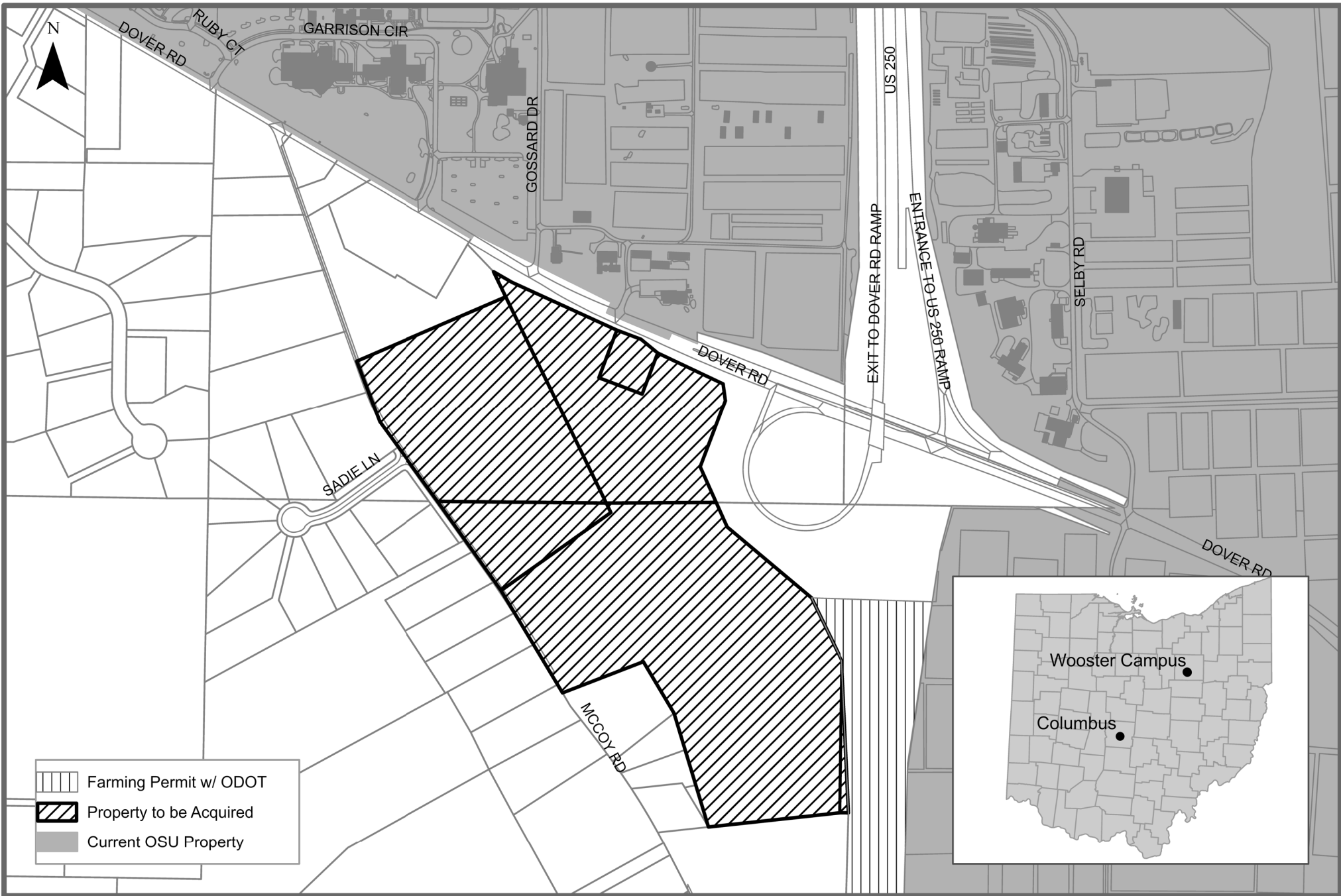
The subject property consists of 55 acres at 1781 Dover Road, Wooster Township, Wayne County, Wooster, Ohio and is adjacent to the CFAES Wooster Campus. The Wayne County parcel numbers are 56-00763.000, 56-00761.000, 56-02326.004, 30-00423.000, 30-00422.000, and 30-00421.000. The property includes a residence that was built in 1961.

**Property History**

The property has historically been used for agricultural purposes.

**Purchase of Property**

Planning, Architecture and Real Estate, together with CFAES, recommends that the university proceed with the acquisition of land with improvements upon terms and conditions deemed to be in the best interest of the university. CFAES will provide the acquisition funds.



KESLAR ACQUISITION  
 1781 DOVER ROAD  
 WOOSTER, WAYNE COUNTY, OHIO 44691

**APPROVAL FOR A PERPETUAL SANITARY SEWER EASEMENT**

0.561 ACRES AT WOODY HAYES DRIVE AND CANNON DRIVE,  
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to grant a perpetual sanitary sewer easement located near Cannon Drive and Woody Hayes Drive, Columbus, Franklin County, Ohio, to the City of Columbus, is proposed.

WHEREAS the City of Columbus has requested an easement for sanitary sewer purposes be granted for \$1.00 across 0.561 acres of university land at Woody Hayes Drive and Cannon Drive; and

WHEREAS the sanitary sewer supports the west campus expansion; and

WHEREAS the City of Columbus will be responsible for the costs and expenses of the ongoing operation and maintenance of the sewer.

NOW THEREFORE BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to affect the grant of the easement upon terms and conditions deemed to be in the best interest of the university.

**PERPETUAL SANITARY SEWER EASEMENT  
BETWEEN THE OHIO STATE UNIVERSITY AND THE CITY OF COLUMBUS  
WOODY HAYES DRIVE/CANNON DRIVE, COLUMBUS, FRANKLIN COUNTY, OHIO  
BOARD BACKGROUND**

**Background**

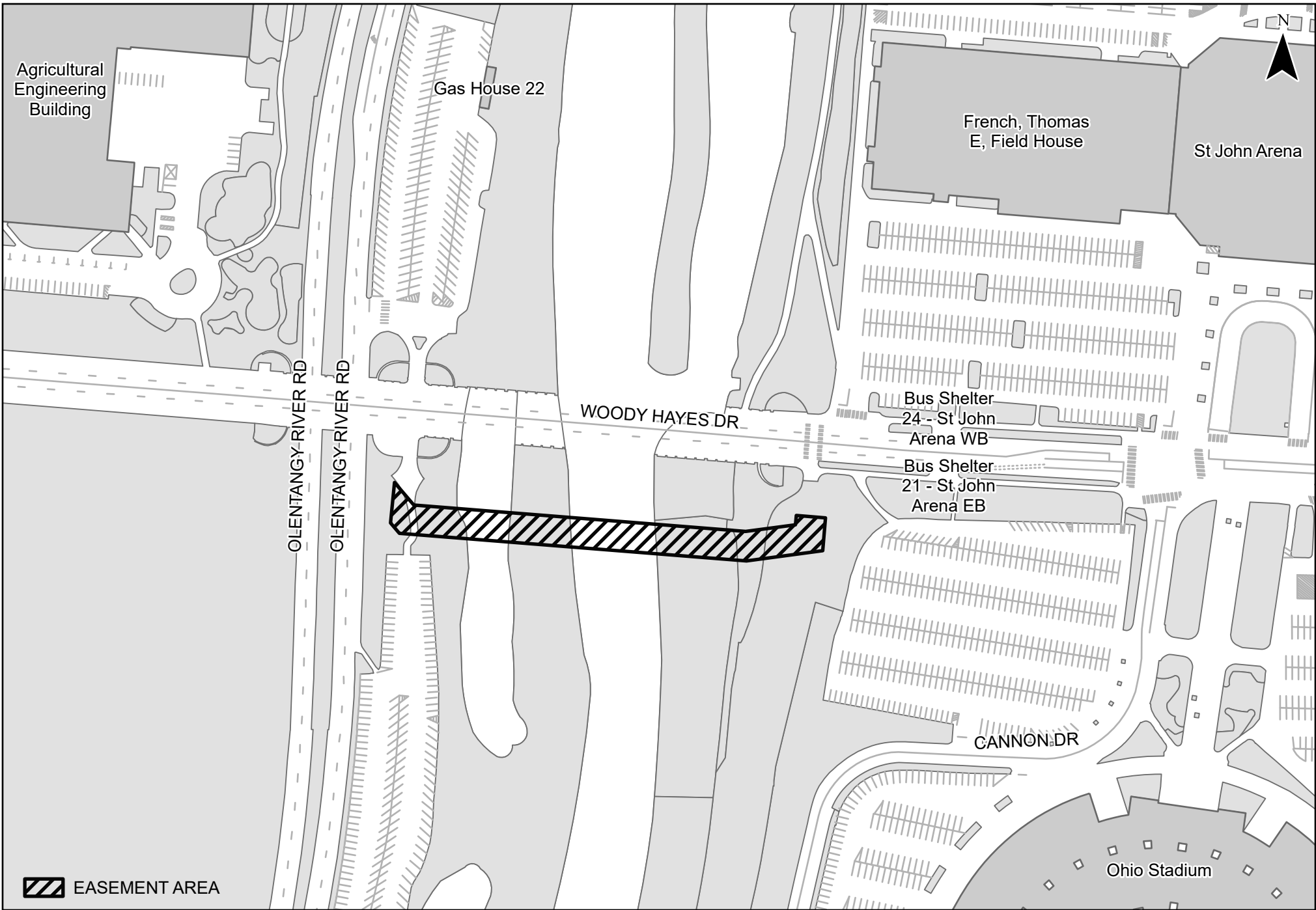
In 2023, the university completed construction of a new 36-inch sanitary sewer across the Olentangy River to support future expansion of west campus. The sewer was constructed south of the Woody Hayes Drive bridge and west of Cannon Drive. It was turned over to the City of Columbus (City) for ongoing maintenance and operations through a 25-year sewer easement granted by OSU to the City. This easement was intended to serve as an interim step until approval for a perpetual easement could be granted. Once Board of Trustees approval is obtained, the university can move forward with obtaining legislative authority to grant the perpetual easement. The City requested that the perpetual easement be granted for \$1.00.

**Location and Description**

The property impacted by the proposed perpetual easement includes portions of Franklin County parcel identification numbers 010-067007 and 010-203994. The property is located within the City of Columbus and lies within the university Columbus campus. The easement area comprises 0.561 acres.

**Easement Recommendation**

Planning, Architecture and Real Estate (PARE) recommends execution of the perpetual easement under terms and conditions in the best interest of the university. This action is being brought before the Board of Trustees because easements for terms greater than 25 years require Board approval.



Sanitary Sewer Perpetual Easement  
 Woody Hayes Drive/Cannon Drive  
 Columbus, Franklin County, Ohio 43210

Prepared By: The Ohio State University  
 Office of Planning, Architecture, and Real Estate  
 Issue Date: February 22, 2024  
 The Ohio State University Board of Trustees