

THURSDAY, MAY 16, 2024
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

Alan A. Stockmeister
Reginald A. Wilkinson
Elizabeth A. Harsh
Pierre Bigby
George A. Skestos
Joshua H.B. 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. *Physical Environment Scorecard – Mr. Jay Kasey* 8:00-8:05am
2. *Major Project Updates – Mr. Mark Conselyea* 8:05-8:10am
3. *Public Exigency Request – Outpatient Care Dublin – Mr. Mark Conselyea* 8:10-8:15am

ITEMS FOR ACTION

4. Approval of February 2024 Committee Meeting Minutes – Mr. Alan Stockmeister
5. Approval of Interim Capital Investment Plan for Fiscal Year 2025 – Mr. Jay Kasey, Mr. Michael Papadakis 8:15-8:20am
6. Approval of Ohio State Energy Partners Utility System Interim Capital Improvements Plan for Fiscal Year 2025 – Mr. Scott Potter 8:20-8:25am
7. Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts – Mr. Mark Conselyea 8:25-8:30am
8. Approval for Ground Lease, Commercialization and Entrepreneurship Center, from The Ohio State University to Science and Technology Campus Corporation - Ms. Amanda Hoffsis 8:30-8:35am
9. Approval for Space Sublease for the Center for Software Innovation - Ms. Amanda Hoffsis 8:35-8:40am
10. Approval of a Joint Use Agreement – Ms. Amanda Hoffsis 8:40-8:45am

Executive Session

8:45-9:30am

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		
A. FINANCIAL							
1. A&P Total Uses (General & Earnings Funds)	\$152,797,895	\$147,786,958	\$147,346,287	0.3%	▼	\$195,654,312	Budget Variance due to the decision to pay off the WOSU equipment loan early
B. OPERATIONAL							
1. % Projects Completed On Time >\$200K	96.9%	100.0%	90.0%	11.1%	—	90.0%	54 of 54 Projects completed On-Time
2. % Projects Completed On Budget >\$200K	100.0%	100.0%	90.0%	11.1%	—	90.0%	54 of 54 Projects completed On-Budget
3. Capital Investment Program Spend*	\$837.9	\$704.0	\$845.2	-16.7%	▲	\$1,097.8	Planned spend impacted by the timing of project initiation and billing.
4. Facility Condition Index**	0.11	0.12	0.08	50.0%	—	0.08	Completed building assessments as of March 31, 2024; 247 buildings assessed, 22.9 million GSF. Not representative sample, target ranges still under review
5. CABS Riders	2,204,960	2,576,948	2,236,000	15.2%	▲	2,770,000	Year-over-year increase in total ridership; year-to-date ridership exceeds projected numbers
6. WMC Parking Garage Peak Time Occupancy %***	80.3%	76.3%	80.0%	-4.6%	—	80.0%	YTD (March) Occup%: Transient = 70%, Permit = 79%, Mixed= 79%. CampusParc uses loop counters to track counts. During periods of high demand, we see counts over 100%
7. Cost of Daily Temporary Parking Space Closures	\$151,510	\$310,416	\$401,913	-22.8%	▼	\$630,560	Key contributors YTD: Increase in Cannon Phase 2, Roof Replacements, Dodd Parking Garage, DHC (Engie) Projects, Tunnel Top Restoration, VMC Equine Arena, 12th Ave Garage
8. WOSU Broadcast Audience (Viewers, Listeners)	645,889	704,189	645,889	9.0%	▼	662,383	Classical 101 listeners up 13.5% compared to same YTD period last year, March TV audience is up 5.7% from last year using TV impressions (households & streaming)
9. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	5,376,949	6,207,438	5,376,949	15.4%	▼	7,227,241	WOSU and Broad & High YouTube channels video views up 34% compared to same YTD period last year
C. SAFETY							
1. EHS Recordable Accident Rate (CYTD):	0.66	1.71	1.60	6.9%	—	1.60	2024 Calendar YTD. Expect variance to correct itself in remainder of the year
2. Major On-Campus Crimes	144	149	206	-27.7%	▲	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	4:35	4:26	5:00	-11.3%	—	5:00	Consistently below Target
4. Traffic Accidents Injury	12	24	21	14.3%	▲	26	Recent uptick in motor vehicle accidents, mostly between 7am and 3pm
5. Traffic Accidents Non-Injury	84	90	84	7.1%	▼	114	Trending slightly above Target and Prior Year. No discernable trends or patterns
6. Off-Campus Crime Statistics	907	640	1,144	-44.0%	▲	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

MAY 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	COMPLETE	✓	✓	\$157.3 M		
Newark – Founders Hall Enhancements	COMPLETE	✓	✓	\$26.6 M		
Martha Morehouse Facility Improvements	11/24	✓	✓	\$50.5 M		
Celeste Lab Renovation	11/24	✓	✓	\$50.5 M		
Cannon Drive Relocation - Phase 2	12/24	✓	✓	\$68.1 M		
Combined Heat & Power Plant/District Heating & Cooling Loop	1/25	✓	✓	\$420.8 M		
Battery Cell Research & Demonstration Center	3/25	✓	✓	\$22.0 M		
Waterman Multispecies Animal Learning Center (MALC)	7/25	✓	✓	\$58.2 M		
Biomedical and Materials Engineering Complex Phase 2	9/25	✓	✓	\$94.3 M		
Wexner Medical Center Inpatient Hospital	10/25	✓	✓	\$1,943.0 M		
Campbell Hall Renovation	4/26	✓	✓	\$61.2 M		
Wexner Medical Center Outpatient Care Powell	4/26	✓	✓	\$183.0M		
OSU East 4th Floor OR Renovation	10/26	✓	✓	\$22.3 M		
TOTAL – PROJECTS				\$3,157.8 M		

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: Certificate of Occupancy was achieved in April for final phase of the project and the building is open for use.

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

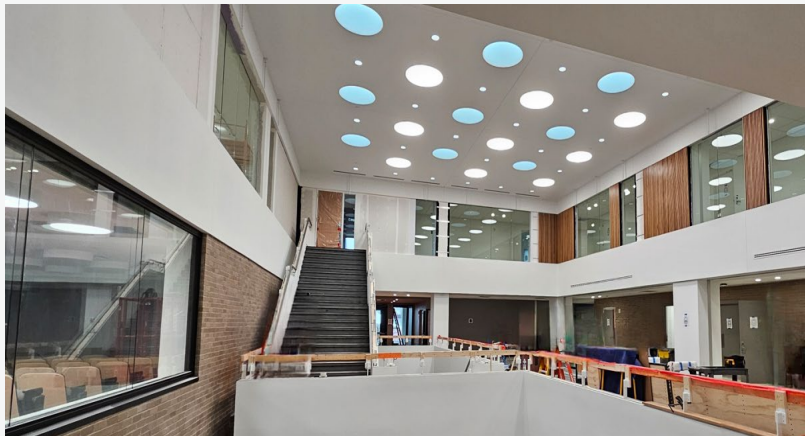
CONSULTANTS	
Architect of Record	Acock Assoc
CM at Risk	Gilbane

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 Ohio State 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: Finishes, landscape and site work are complete. Furniture and equipment installation has begun. Inspections are complete.

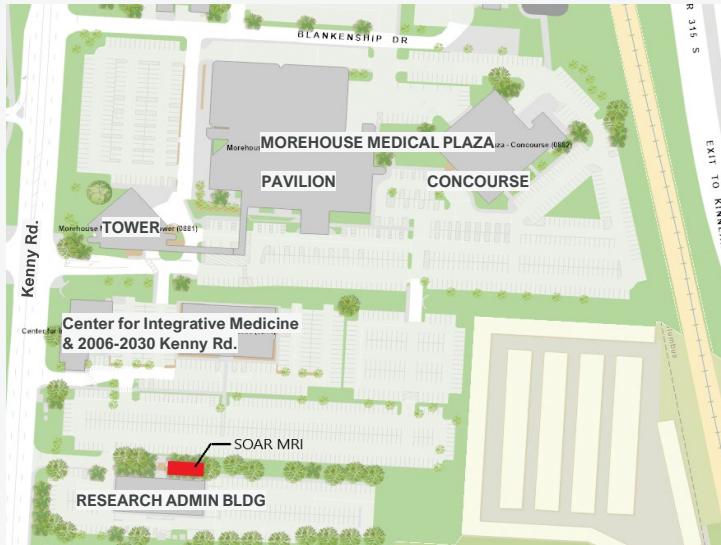
CURRENT BUDGET	
Construction w/ Cont	\$23.9 M
Total Project	\$26.6 M

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 within Morehouse Pavilion in 5 phases, including 8,500 square feet of building addition and 105,000 square feet of existing space.

State of Ohio Adversity and Resilience (SOAR) study MRI modular unit and 1960 Kenny Road first floor renovation has been added to this project. Scope includes the purchase of the MRI, construction of a modular unit to house the MRI, and the renovation of the 1st floor of the Research Administration Building.

PROJECT FUNDING: Auxiliary funds, Grant Funds (SOAR)

PROJECT UPDATE: Lung Center clinic will open on June 20. The final clinic, Outpatient Rehab, will open on September 2. SOAR modular MRI unit design is underway. Construction is scheduled to be completed at the end of 2024.

CURRENT BUDGET	
Construction w/ Cont	\$46.5 M
Total Project	\$50.5 M

CONSULTANTS	
Architect of Record	BDTAID
CM at Risk	Elford

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	9/20-11/24
Facility Opening - Phased	12/24

■ 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 are ongoing on the final four labs which are scheduled to be complete in August. Renovation of the 2nd and 3rd floor office suites will begin in May along with the elevator modernization which will be complete in November.

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	7/20-11/24
Facility Opening	11/24

 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 98% complete. Cannon/Herrick intersection is open. Northwest Stadium Lot will be open for fall semester 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

Combined Heat & Power Plant / District Heating & Cooling Loop



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. Schedule completion is anticipated for 01/25. CHP bypass plant continues to provide chilled water and heating hot water to new Carmenton facilities.

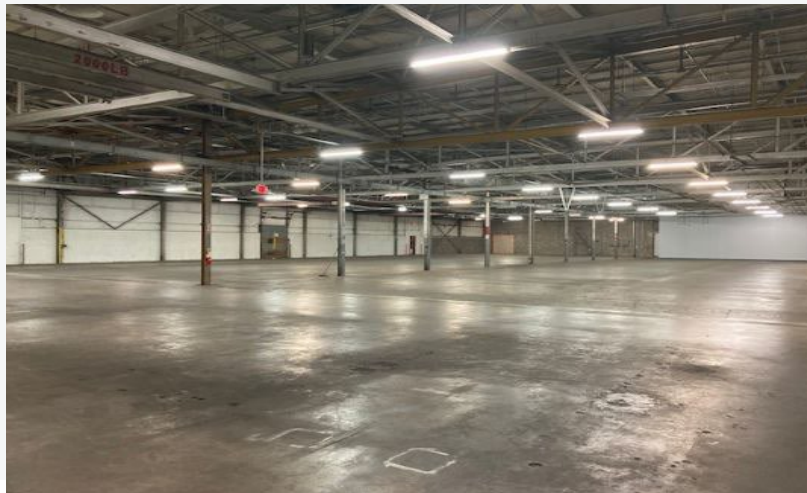
CURRENT BUDGET	
Total Project	\$420.8 M

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	01/25
Facility Opening	01/25

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

Battery Cell Research & Demonstration Center



Battery Cell Research & Demonstration Center

The project will renovate approximately 22,000 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: Design Development drawings are complete. The CM and design assist partners are developing pricing options. Procurement of long lead items began in April 2024.

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

Waterman Multispecies Animal Learning Center (MALC)



MULTISPECIES LEARNING CENTER

Construction of a new 100,000 square foot animal facility and a new 24,000 square foot dairy 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 and the demolition of the existing barn structures are complete. Re-grading the site will begin in May with foundations beginning early summer. Long lead time transformers are being ordered for the dairy barn.

CURRENT BUDGET	
Construction w/ Cont	\$49.0 M
Total Project	\$58.2 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 (35,500 square feet) and renovate MacQuigg Laboratory (76,300 square feet) and include an addition to MacQuigg. The project will provide facilities for first year engineering, biomedical engineering and materials engineering. It will provide improved building services and create a dynamic and energy efficient facility.



PROJECT FUNDING: State funds, fundraising, university debt

PROJECT UPDATE: The fourth-floor build out and unshelling is underway. Exterior demolition is progressing on the north, south, and east elevations. Micropiles have been installed.

CURRENT BUDGET	
Construction w/ Cont	\$84.4 M
Total Project	\$94.3 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, 51 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: Interior finishes are ongoing which includes terrazzo and sheet flooring, painting and ceiling grid installation. Preparing for substantial completion of the lower level, ground, and level 1 this October. Lobby connection to the James is progressing.

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

Campbell Hall Renovation



Campbell Hall Renovation

This project will renovate 115,000 square feet 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 complete. Structural steel reinforcement, installation of temporary electric and floor leveling have all begun.

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	07/23-04/26
Facility Opening	05/26

- On Budget
- On Time

Wexner Medical Center Outpatient Care Powell



WEXNER MEDICAL CENTER OUTPATIENT CARE POWELL

Construct an approximately 200,000 square foot outpatient facility that will include a five-story medical office building and two-story ambulatory health center which includes imaging, outpatient rehab/PT, endoscopy, and support services.

PROJECT FUNDING: Auxiliary funds

PROJECT UPDATE: Site mobilization and site fencing is complete. Mass excavation started April 1. Internal coordination continues on the layout and the utilization of prefabricated wall systems.

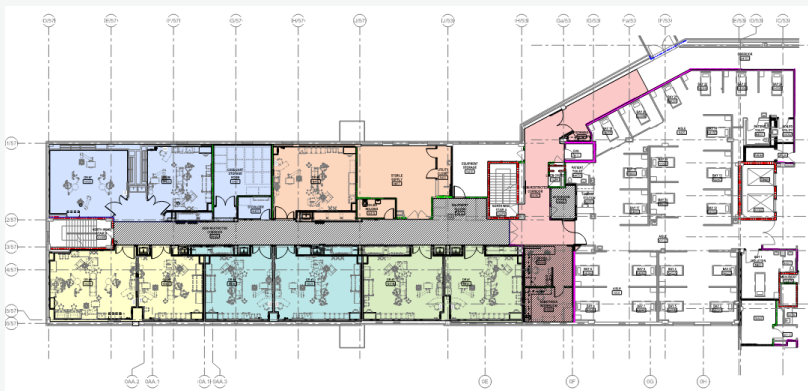
CURRENT BUDGET	
Construction w/ Cont	\$150.4M
Total Project	\$183.0 M

CONSULTANTS	
Architect of Record	DLR
CM at Risk	CK Construction

PROJECT SCHEDULE	
BoT Approval	02/24
Construction	04/24-04/26
Facility Opening	08/26

On Budget
 On Time

OSU East 4th Floor OR Renovation



OSU EAST 4TH FLOOR OR RENOVATION

This project will renovate the existing Operating Rooms (OR) on the 4th Floor of the North Main Hospital Building at OSU East. This project will go from 10 ORs to 9, as part of a projected 7-phase construction project. The existing operating rooms will be enlarged to accommodate updated to meet joint commission requirements, add more designated storage areas, and add additional workspace. Two new air handler units will also be installed.

PROJECT FUNDING: Auxiliary funds

PROJECT UPDATE: Construction documents and GMP contracts are complete. Construction start anticipated in mid-July to begin enabling efforts prior to impacting any of the OR spaces. First impact to the OR spaces is anticipated to occur in October.

CURRENT BUDGET	
Construction w/ Cont	\$18.2 M
Total Project	\$22.3 M

CONSULTANTS	
Architect of Record	IKM Architects
CM at Risk	Messer

PROJECT SCHEDULE	
BoT Approval	05/23
Construction	07/24-10/26
Facility Opening	11/2026

- On Budget
- On Time



SUMMARY OF ACTIONS TAKEN

February 22, 2024 – Master Planning and 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
Robert H. Schottenstein

Hiroyuki Fujita (ex officio)

Members Present via Zoom: N/A

Members Absent: N/A

PUBLIC SESSION

The Master Planning and 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. Committee Chair Alan A. Stockmeister called the meeting to order at 8:00 a.m.

Items for Discussion

1. **Physical Environment Scorecard:** Mr. Jay Kasey, senior vice president, Office of Administration and Planning, presented the Physical Environment Scorecard, tracking metrics related to campus operations and safety.

(See Attachment X for background information, page XX)

2. **Major Project Updates:** Mr. 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, and the Campbell Hall and Combined Heat and Power Plant projects for both schedule and budget.

(See Attachment X for background information, page XX)

3. **Design for the Outpatient Care Facility:** Mr. Kyle Albert, senior director, campus planning and design, presented the design for the Outpatient Care Powell facility. This is the third community-based ambulatory facility of this kind for the Wexner Medical Center. All three projects share design elements that create brand cohesion while responding to unique site and programmatic goals. The design has been reviewed and approved by the university's Design Review Board. A request for \$165M for the balance of construction is included in the items for approval.

(See Attachment X for background information, page XX)

Items for Action

4. **Approval of Minutes:** No changes were requested to the November 16, 2023, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.



5. Resolution No. 2024-86: 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



THE OHIO STATE UNIVERSITY

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

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.

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

6. Resolution No. 2024-87: 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.

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

7. Resolution No. 2024-88: 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.

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

8. Resolution No. 2024-89: 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



THE OHIO STATE UNIVERSITY

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.

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

9. Resolution No. 2024-90: Approval for Sale of Real Property:

BETWEEN THE OHIO STATE UNIVERSITY
AND HIGHLAND YOUTH GARDEN

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.

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

10. Resolution No. 2024-91: Approval for Acquisition of Real Property:

BETWEEN THE OHIO STATE UNIVERSITY
AND KITCHEN OF LIFE

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.



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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.

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

11. Resolution No. 2024-92: 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.

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

12. Resolution No. 2024-93: 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



THE OHIO STATE UNIVERSITY

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.

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

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, Mr. Schottenstein and 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 and Dr. Fujita. Mr. Schottenstein was not available for the vote.

The committee entered executive session at 8:34 a.m. The committee adjourned at 9:48 a.m.

**APPROVAL OF INTERIM CAPITAL INVESTMENT PLAN
FOR FISCAL YEAR 2025**

Synopsis: Authorization and acceptance of the Interim Capital Investment Plan for the fiscal year ending June 30, 2025, is proposed.

WHEREAS the state capital budget for fiscal years 2025 and 2026 has not yet been enacted; and

WHEREAS the Interim Capital Investment Plan will allow the university to begin or continue capital projects in support of strategic goals during the period from July 1, 2024 through August 31, 2024; and

WHEREAS the projects for which state capital funding has been requested are included in the Interim Capital Investment Plan but will not proceed until a bill has been enacted allocating funding to the university by the State of Ohio for capital projects; and

WHEREAS the recommended capital expenditures are the result of the university's comprehensive annual capital planning process; and

WHEREAS only those projects outlined in these recommendations will be approved for funding; and

WHEREAS the final fiscal year 2025 Capital Investment Plan will be presented for consideration at the August 2024 Board of Trustees meeting;

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the Interim Capital Investment Plan for the fiscal year ending June 30, 2025; and

BE IT FURTHER RESOLVED, That any request for authorization to proceed with any project contained in these recommendations must be submitted individually by the university for approval by the Board of Trustees, as provided for by Board policy.

FY 2025-2029 Interim Capital Investment Plan
05/16/2024

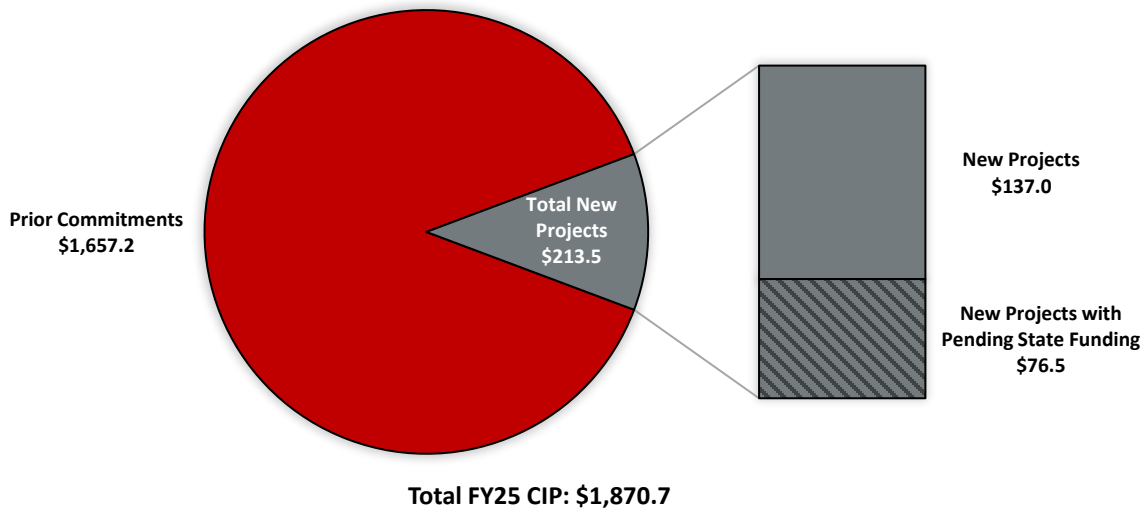


Table 1 - Prior Commitments - Remaining Spend (As of March 31 Actuals)

\$ in Millions

Line	Capital Priority	Projected Capital Expenditures					Total
		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
1	A&S – Arts District	\$ 1.0	\$ 1.8	\$ -	\$ -	\$ -	\$ 2.8
2	A&S – Biological Sciences Building Upgrades	\$ 0.4	\$ 2.4	\$ 5.3	\$ 4.7	\$ 2.3	\$ 15.0
3	A&S – Celeste Lab Renovation	\$ 3.3	\$ 2.3	\$ -	\$ -	\$ -	\$ 5.6
4	A&S – Department of Economics Relocation	\$ 0.4	\$ 3.4	\$ 4.3	\$ 2.3	\$ 0.3	\$ 10.6
5	COE – BEMC Phase 2	\$ 48.1	\$ 25.6	\$ 3.1	\$ -	\$ -	\$ 76.8
6	COE – Bus Testing Facility	\$ 2.5	\$ 9.3	\$ 5.4	\$ 5.3	\$ 2.9	\$ 25.2
7	COM – Interdisciplinary Health Sciences Center	\$ 7.4	\$ 2.6	\$ -	\$ -	\$ -	\$ 10.0
8	EHE – Campbell Hall Renovation	\$ 11.9	\$ 28.0	\$ 13.0	\$ -	\$ -	\$ 52.9
9	ERIK – Battery Cell Research and Demonstration Center	\$ 16.1	\$ 3.3	\$ -	\$ -	\$ -	\$ 19.5
10	ERIK – Pelotonia Research Center	\$ 4.3	\$ 7.3	\$ -	\$ -	\$ -	\$ 11.6
11	FAES – Waterman Multispecies Animal Learning Center	\$ 5.5	\$ 35.1	\$ 12.5	\$ -	\$ -	\$ 53.1
12	FOD – Cannon Drive Relocation – Phase 2	\$ 16.0	\$ 12.7	\$ -	\$ -	\$ -	\$ 28.6
13	Newark – Founders Hall Enhancements	\$ 1.6	\$ 0.5	\$ -	\$ -	\$ -	\$ 2.1
14	VET – PET/CT Space Renovation	\$ 1.2	\$ 3.6	\$ 1.4	\$ -	\$ -	\$ 6.2
15	WMC – Inpatient Hospital	\$ 276.0	\$ 240.4	\$ 65.0	\$ -	\$ -	\$ 581.4
16	WMC – James Cellular Therapy Lab	\$ 1.3	\$ 3.8	\$ 1.7	\$ -	\$ -	\$ 6.8
17	WMC – James Outpatient Care	\$ 25.1	\$ 2.4	\$ -	\$ -	\$ -	\$ 27.4
18	WMC – James Outpatient Care Buildout	\$ 1.3	\$ 3.8	\$ 1.7	\$ -	\$ -	\$ 6.8
19	WMC – Magnetic Resonance Linear Accelerator & Housing	\$ 0.9	\$ 3.2	\$ 3.6	\$ 2.3	\$ 0.3	\$ 10.3
20	WMC – Martha Morehouse Facility Improvements	\$ 14.7	\$ 0.5	\$ -	\$ -	\$ -	\$ 15.2
21	WMC – OSU East 4th Floor OR Renovation	\$ 0.5	\$ 2.7	\$ 10.0	\$ 6.2	\$ -	\$ 19.4
22	WMC – Outpatient Care Powell	\$ 82.8	\$ 74.6	\$ 14.6	\$ -	\$ -	\$ 172.0
23	Wooster – Fisher Aud Renovation	\$ 0.2	\$ 4.4	\$ 3.3	\$ -	\$ -	\$ 7.9
24	Roll Up Other Projects	\$ 263.5	\$ 175.1	\$ 40.1	\$ 6.5	\$ 4.8	\$ 489.9
25	Subtotal	\$ 785.9	\$ 648.8	\$ 184.7	\$ 27.2	\$ 10.6	\$ 1,657.2

FY 2025-2029 Interim Capital Investment Plan
05/16/2024

Table 2 - New Projects Beginning in FY2025

\$ in Millions

Line	Capital Priority	Projected Capital Expenditures					Total
		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
1	Anticipated Spend for CIP Changes	\$ 10.0	\$ -	\$ -	\$ -	\$ -	\$ 10.0
2	Roll up of Small Infrastructure RDM Projects	\$ 39.2	\$ 34.4	\$ 30.2	\$ -	\$ -	\$ 103.9
3	Small Programmatic Cash Ready	\$ 14.2	\$ 17.9	\$ 6.9	\$ 1.3	\$ 0.4	\$ 40.7
4	WMC/COM - Roll up of Multiple Cash Ready	\$ 13.0	\$ 13.0	\$ -	\$ -	\$ -	\$ 26.0
5	New Major Projects						
6	ABA - JSC Main Roof Replacement	\$ 1.6	\$ 4.8	\$ 2.1	\$ -	\$ -	\$ 8.5
7	ERIK - Microelectronics Commons	\$ 0.8	\$ 2.4	\$ 1.1	\$ -	\$ -	\$ 4.3
8	FAES - Fisher Auditorium Building Renovation – Wooster	\$ 1.0	\$ 3.6	\$ 4.1	\$ 2.7	\$ 0.4	\$ 11.8
9	FAES - Waterman Infrastructure Project	\$ 0.8	\$ 4.6	\$ 2.8	\$ -	\$ -	\$ 8.3
10	Grand Total	\$ 80.6	\$ 80.8	\$ 47.2	\$ 4.0	\$ 0.8	\$ 213.5

Table 3 - Funding for New Projects by Type and Funding Source

\$ in Millions

Line	Unit	Projected Capital Expenditures							% By Unit	Def. Maint. Addressed	Def. Maint. %
		Local	State	Fundraising	Grant	Partnership/ Other	University Debt	Grand Total			
1	Academic Support	\$ 18.8	\$ 6.0	\$ 2.0	\$ 4.3	\$ 0.7	\$ -	\$ 31.7	14.8%	\$ 7.4	23.4%
2	Athletics	\$ 21.7	\$ -	\$ 0.9	\$ -	\$ -	\$ -	\$ 22.6	10.6%	\$ 15.9	70.7%
3	Infrastructure	\$ 33.9	\$ 63.7	\$ -	\$ 7.3	\$ -	\$ 3.0	\$ 108.0	50.6%	\$ 89.7	83.1%
4	Regional Campuses	\$ -	\$ 6.8	\$ -	\$ -	\$ 3.4	\$ -	\$ 10.2	4.8%	\$ 6.5	63.2%
5	Student Life	\$ 15.0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.0	7.0%	\$ 12.5	83.0%
6	WMC/COM	\$ 26.0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26.0	12.2%	\$ 7.9	30.4%
7	Grand Total	\$ 115.4	\$ 76.5	\$ 2.9	\$ 11.6	\$ 4.1	\$ 3.0	\$ 213.5	100.0%	\$ 139.9	65.6%

APPROVAL OF OHIO STATE ENERGY PARTNERS UTILITY SYSTEM INTERIM CAPITAL IMPROVEMENTS PLAN FOR FISCAL YEAR 2025

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

Synopsis: Approval of Ohio State Energy Partners LLC (“OSEP”) fiscal year 2025 interim capital improvements plan and authorization for OSEP to make 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”), is proposed.

WHEREAS the Agreement requires, OSEP to annually submit a utility system Capital Improvement Projects plan (“OSEP CIP”) for university approval; and

WHEREAS the OSEP CIP includes requested approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2024; and

WHEREAS the university has not finalized its capital investment plan for fiscal year 2025; and

WHEREAS it is necessary to begin or continue these time-sensitive utility systems projects until the fiscal year operating and capital plans are finalized and adopted; and

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

WHEREAS the utility system capital improvement projects 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 utility fee pursuant to the Agreement; and

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

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

WHEREAS the Finance & Investment 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 approves that the fiscal year 2025 interim OSEP CIP as outlined in the attached materials; and

BE IT FURTHER RESOLVED, That the Board of Trustees authorizes OSEP to proceed with this fiscal year 2025 capital improvements to the Utility System as outlined in the attached materials.

BACKGROUND

TOPIC: Approval of Fiscal Year 2025 Ohio State Energy Partners Utility System Interim Capital Improvements Plan

CONTEXT: Pursuant to 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”), 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 annual Utility Fee structure pursuant to the Agreement.

Proposed capital projects are evaluated for alignment with applicable strategic, financial, and physical plans and to ensure continued reliability, safety, and compliance.

Approval of these projects is pursuant to project scopes, project cost breakdowns, and total project costs outlined below, any applicable university directives, applicable project approval request forms, and supporting documentation submitted pursuant to the Agreement.

The OSEP capital projects are categorized into one of two types:

1. Life-Cycle Renovations, Repairs, and Replacement Projects (“LFC”): LFC projects are for improvements to existing campus utility system plants and distribution networks.
2. Expansion Projects (“EXP”): EXP projects are to expand the capacity of the campus utility systems or to extend the campus utility systems to new campus facilities.

SUMMARY:

Steam Vaults Repair and Replacement 133-23-LFC

Scope: Repairs and replacements of eight steam utility vaults (BNZ, Tzagournis, Wiseman, Sisson, Middle Vet Med, Howlett, Bus Stop, and St. John) to address water infiltration and deterioration. The project will also include replacement or new installation of valves, insulation, vault access and protection systems, and sump pumps. The project was previously approved for design. In February 2023, approval was given for OSEP to use the approved design funds for the emergency replacement of the 12th Avenue vault in the Wexner Medical Center area.

Construction Cost Request: \$ 8.609 M

Project Cost Breakdown	Cost
FY 2023 – Design	\$ 0.470 M
FY 2024 – Emergency Construction	\$ 0.227 M
FY 2024 – Design	\$ 0.726 M
FY 2025 – Construction	\$ 8.609 M
Total Project Cost	\$10.032 M

OSU Student Life North District Cooling – High Rises – 162-24-LFC

Scope: Construction of the chilled water connection for Jones, Taylor, and Drackett Towers to the chilled water district loop in the North Residential District which is fed by the East Regional Chilled Water Plant. The project was previously approved for design.

Construction Cost Request: \$ 10.147 M

Project Cost Breakdown	Cost
FY 2024 – Design	\$ 0.611 M
FY 2025 – Construction	\$10.303 M
Total Project Cost	\$10.914 M

Waterman Farms Dairy Barn Replacement – Utility Service – 227-25-EXP

Scope: Design and Construction of the necessary natural gas and electric utility systems infrastructure to serve the planned new dairy barn. This project includes a new electric transformer. The transformer has a long lead time, therefore OSEP has previously received approval to place the order for this transformer.

Design and Construction Cost Request: \$ 0.966 M

Project Cost Breakdown	Cost
FY 2025 – Design and Construction	\$ 0.966 M
Total Project Cost	\$ 0.966 M

REQUESTED OF THE MASTER PLANNING & FACILITIES AND THE FINANCE & INVESTMENT COMMITTEES: Approval of the resolution.

Project Data Sheet for Board of Trustees Approval

Steam Vaults Repair and Replacement

133-23-LFC

Project Location: 12th Ave., North of OSU Stadium and Midwest Campus

- **Approval(s) Requested and Amount**

Design	\$ 0
Construction w/contingency	\$ 8.6 M
Total requested	\$ 8.6 M

- **Project Budget**

Design	\$ 0.9 M
Construction w/contingency	\$ 9.1 M
Total project budget	\$10.0 M

- **Project Funding**

OSEP (utility fee) \$10.0 M

- **Project Schedule**

BoT design approval	05/22
Design	05/22 – 03/25
Emergency construction approval	02/23
BoT design approval	05/23
BoT construction approval	05/24
Construction	02/23 – 06/25
Completion /full operation	06/25

- **Project Delivery Method**

Design-Bid-Build

- **Project Scope**

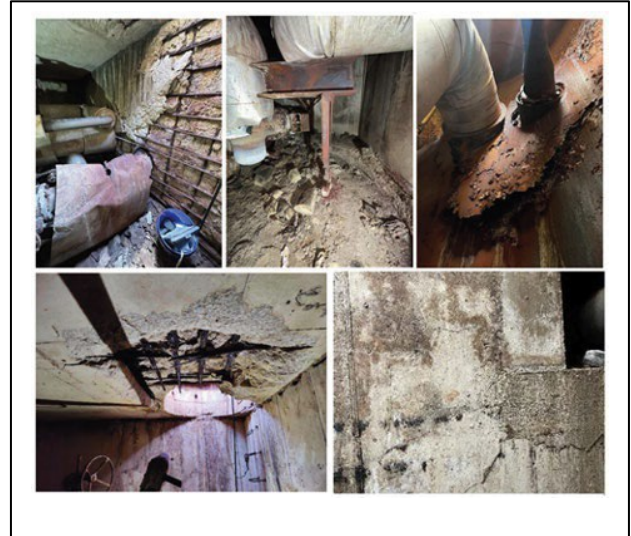
This project will repair and/or replace 8 steam vaults – BNZ, Tzagournis, Wiseman, Middle Vet Med, Howlett, St. John, Bus Stop, and Sisson – resulting in improved safety, operations, and vault access.

- **Project Risks and Impacts**

- Utility outages and vehicle and pedestrian impacts will be closely coordinated with the university and Wexner Medical Center.
- Labor shortage and supply chain pressures.

- **Approval Requested**

- Requesting approval for construction in FY25.



Project team

- OSEP project manager: Francisco D. Saavedra
- AE/design architect: Osborn Engineering
- General Contractor: DBB – To be determined

Project Data Sheet for Board of Trustees Approval

OSU Student Life North District Cooling

162-24-LFC

Project Location: Jones Tower, Taylor Tower, Drackett Tower

- **Approval(s) Requested and Amount**

Design	\$ 0
Construction w/contingency	\$10.3M
Total requested	\$10.3M
- **Project Budget**

Design	\$ 0.6M
Construction w/contingency	\$10.3M
Total project budget	\$10.9M
- **Project Funding**

OSEP Financed	\$10.9M
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- **Project Schedule**

BoT design Approval	08/23
Design	08/23 – 11/23
BoT construction approval	05/24
Construction	06/24 – 06/26
Completion/full operation	06/26



Figure 1, Jones Tower chiller to be removed as part of the project

- **Project Delivery Method**

Design, Bid, Build
- **Project Scope**

This project will connect three North Residential District high-rise buildings, Jones, Taylor, and Drackett Towers, to the district chilled water service provided primarily by the East Regional Chilled Water Plant, creating redundancy and operational efficiencies.
- **Project Risks and Impacts**
 - Utility outages and pedestrian and student access will be coordinated with Student Life
 - Jones Tower external work to be completed by August 15th, 2024 to maintain accessibility
- **Approval Requested**
 - Requesting approval for construction in FY25.

Project team.

- OSEP project manager: Rob Cary
- AE/design architect: TEC, Inc.
- General Contractor: Wendel Energy Services

Project Data Sheet for Board of Trustees Approval

Waterman Farms Dairy Replacement – Utility Service

227-25-EXP

Project Location: Waterman Laboratory

- **Approval(s) Requested and Amount**

Design	\$0.07M
Construction w/contingency	\$0.90M
<hr/>	
Total requested	\$0.97M

- **Project Budget**

Design	\$0.07M
Construction w/contingency	\$0.90M
<hr/>	
Total project budget	\$0.97M

- **Project Funding**

OSEP Financed	\$0.97M
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- **Project Schedule**

BoT design Approval	05/24
Design	07/24 – 08/24
BoT construction approval	05/24
Construction	08/24 – 11/24
Completion/full operation	12/24

- **Project Delivery Method**

Design-Build

- **Project Scope**

As part of the MALC project the existing Dairy Barn will be demolished, and a new facility will be constructed; the new facility requires replacement of electrical and gas primary service. This project will design, procure, and install necessary infrastructure to provide utility services to the facility.

- **Project Risks and Impacts**

- Long lead items pose a risk to project schedule.
- Close coordination with MALC project to align schedules and activity.

- **Approval Requested**

- Requesting approval for design and construction in FY25.



Figure 1. New Farm Layout

Project team

- OSEP project manager: Corey Howard
- AE/design architect: Patrick Engineering
- General Contractor: Patrick Engineering

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

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS

WATERMAN – INFRASTRUCTURE IMPROVEMENTS
JOC - NUCLEAR MEDICINE EXPANSION

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

DEPARTMENT OF ECONOMICS RELOCATION TO BRICKER HALL
MICROELECTRONIC COMMONS

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 professional services contracts for the following projects; and

	Prof. Serv. Approval Requested	Total Requested	
Waterman – Infrastructure Improvements	\$1.4M	\$1.4M	University funds
JOC- Nuclear Medicine Expansion	\$0.3M	\$0.3M	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	
Department of Economics Relocation to Bricker Hall	\$1.0M	\$9.3M	\$10.3M	University funds
Microelectronic Commons	\$0.6M	\$3.7M	\$4.3M	Partner 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.

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

NOW THEREFORE

BE IT RESOLVED, that the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance be authorized to enter into/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

Waterman – Infrastructure Improvements

OSU-240681 (REQ ID#FAES22CO0006)

Project Location: Waterman Agricultural and Natural Resources Laboratory

- **Approval Requested and Amount**

Professional services	\$1.4M
Total requested	\$1.4M

- **Project Budget**

Professional services	\$1.4M
Construction w/contingency	\$6.9M
Total project budget	\$8.3M

- **Project Funding**

University Funds

- **Project Schedule**

BoT professional services approval	05/24
Design	06/24 – 05/25
BoT construction approval	08/24
Construction	03/25 – 05/26
Project Completion	05/26

- **Project Delivery Method**

- Construction Manager at Risk

- **Planning Framework**

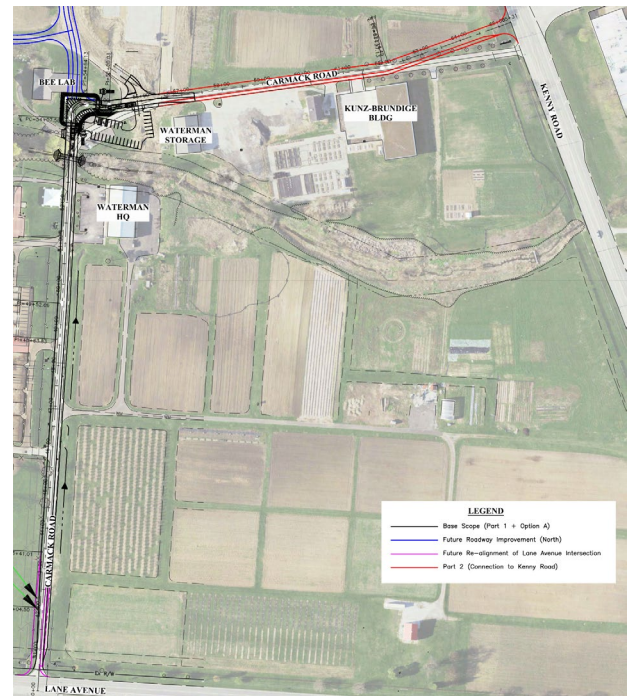
- The Waterman Infrastructure Improvements project is included in the FY 2025 Interim Capital Investment Plan.

- **Project Scope**

- This project will design and construct various infrastructure improvements focused on increasing safety and accessibility for pedestrians, cyclists, and vehicles.
- Carmack Road from Lane Avenue to Kenny Road to be reconstructed and widened to include a multi-use path. Existing stream crossing will be replaced and widened to match the expanded roadway width. New signage will be added to entrances.

- **Approval Requested**

- Approval is requested to enter into professional services contracts



- **Project Team**

University project manager: Kuhn, Chris
AE/design architect: TBD
CM at Risk or Design Builder: TBD

Project Data Sheet for Board of Trustees Approval

JOC - Nuc Med Expansion

OSU-230732 (REQ #IMG230013)

Project Location: The James Outpatient Care (1043)

- **Approval Requested and Amount**

Professional services	\$0.3M
Total requested	\$0.3M

- **Project Budget**

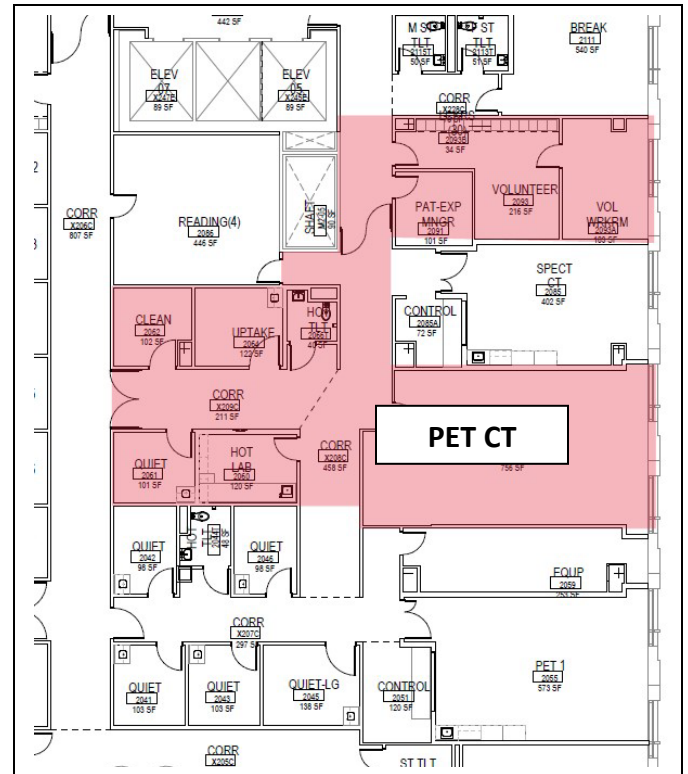
Professional services	\$0.3M
Construction w/contingency	\$4.7M
Total project budget	\$5.0M

- **Project Funding**

Auxiliary Funds

- **Project Schedule**

BoT professional services approval	05/24
Design	08/24 – 01/25
BoT construction approval	08/24
Construction	02/25– 11/25
Facility opening	12/25



- **Project Delivery Method**

General Contracting

- **Planning Framework**
 - This project is included in the FY 2024 Capital Investment Plan.
 - The project is a part of the planned growth and buildout of the James Outpatient Care Facility.

- **Project Scope**
 - The project includes the purchase and installation of a second PET CT machine in the Nuclear Medicine Department on the second floor of the James Outpatient Care building to accommodate the additional patient volume.
 - The project will also build four additional support rooms.

- **Approval Requested**
 - Approval is requested to enter into professional services.

-
- **project team**

University project manager: Dollery, Mitchell
 AE/design architect: TBD
 CM at Risk or Design Builder: TBD

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**

Professional services	\$1.0M
Construction w/ contingency	\$9.3M
Total requested	\$10.3M

- **Project Budget**

Professional services	\$2.1M
Construction w/contingency	\$10.9M
Total project budget	\$13.0M

- **Project Funding**

University funds

- **Project Schedule**

BoT professional services approval	08/23
Design	9/23 - 05/24
BoT construction approval (enabling)	02/24
BoT construction approval	05/24
Construction	05/24 - 12/25
Facility opening	01/26

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY 2024 and FY 2025 Capital Investment Plans.
- 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 Arps Hall to the second and third floors of Bricker Hall. The renovation will include teaching, office, conference, computational laboratory spaces, support and common spaces.
- The project will restore public spaces on the second and third floor to create new student gathering spaces on the Oval.

- **Approval Requested**

- Approval is requested to increase professional services and construction contracts.



- **project team**

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

Project Data Sheet for Board of Trustees Approval

Microelectronic Commons

OSU-240381 (REQ ID#ERIK250001)

Project Location: 1381 Kinnear Rd. (SciTech 0974)

- **Approval Requested and Amount**

Professional services	\$0.6M
Construction w/contingency	\$3.7M
Total requested	\$4.3M

- **Project Budget**

Professional services	\$0.6M
Construction w/contingency	\$3.7M
Total project budget	\$4.3M

- **Project Funding**

Partner Funds

- **Project Schedule**

BoT professional services approval	05/24
Design	07/24 – 12/24
BoT construction approval	05/24
Construction	12/24– 07/25
Facility opening	08/25

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- Project is included in the FY 2025 Capital Investment Plan.
- Part of a \$2B investment by Department of Defense Microelectronics Commons to establish eight national research hubs. Ohio State is the primary partner of winning Midwest Microelectronics Commons proposal.
- The mission of the Midwest Microelectronics Commons (MMEC) is to advance domestic microelectronic technology and development to deliver solutions and strengthen the US-based supply chain. Microelectronics relates to the study and manufacturing of very small electronic components which are micrometer-scale electronics typically made from semiconductor materials.

- **Project Scope**

- This project will establish The Ohio State Microelectronics Innovation and Technology Cluster (MITEC) as a core, shared use facility for the MMEC regional hub that has been awarded by the US Department of Defense.
- The project will renovate rooms 105, 105A, 105B and 107 inside 1381 Kinnear Road.
- The project will require HVAC upgrades and new gas piping to support the new lab.

- **Approval Requested**

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



- **project team**

University project manager: Flaherty, Brendan
AE/design architect: TBD
CM at Risk or Design Builder: TBD

APPROVAL FOR LONG-TERM GROUND LEASE OF REAL PROPERTY

APPROXIMATELY 1.2 ACRES OF LAND WITHIN PHASE 1A OF THE OHIO STATE
UNIVERSITY'S CARMENTON DISTRICT
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization for a ground lease for The Ohio State University to lease approximately 1.2 acres of land within Phase 1A of the University's Carmenton district to Science and Technology Campus Corporation ("SciTech") for the purposes of developing the Commercialization and Entrepreneurship Center in accordance with Ohio Revised Code Section 123.17 or such other authorizing statute(s).

WHEREAS The Ohio State University seeks to lease approximately 1.2 acres of unimproved real property within the area known as Phase 1A of the University's Carmenton district ("Development Parcel"); and

WHEREAS the developed property will create additional benefits and collaborative opportunities for the university, provide greater economic enrichment and development within Ohio, and enhance the university's preeminence as a major research organization; and

WHEREAS the long-term ground lease of the Development Parcel corresponds with the strategic investment use of land assets, supports the development of the Commercialization and Entrepreneurship Center and contributes to The Ohio State University's 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 execution of a long-term ground lease of the Development Parcel of approximately 1.2 acres with SciTech for a term of 40 years, with a renewal option for an additional 40 years, each under such additional terms and conditions deemed to be in the best interest of the university.

**APPROVAL FOR LONG-TERM GROUND LEASE OF REAL PROPERTY
CARMENTON DISTRICT, COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University seeks approval to enter into a long-term ground lease with the Science and Technology Campus Corporation to develop approximately 1.2 acres of unimproved land in the area known as Phase 1A of the Carmenton district for the purposes of developing a building currently referred to as the Commercialization and Entrepreneurship Center (“CEC”).

Project Summary

In 1995, the Science and Technology Campus Corporation (“SciTech”) was approved by the Board of Trustees as an affiliated entity of The Ohio State University to develop an enhanced research park on the university’s west campus, now known as Carmenton. Master planning efforts identified phases for development and Phase 1A was selected as the site for the development of the Commercialization and Entrepreneurship Center. The building will be located on a certain site in the Carmenton district, near the Pelotonia Research Center (“PRC”) and Energy Advancement and Innovation Center (“EAIC”). SciTech will develop a five story multi-tenant building supporting research and office uses. It is anticipated that the Center for Software Innovation will occupy the top two floors under a separate sublease. The ground lease will have a 40-year term with a 40-year renewal option that, if exercised, would extend the ground lease to 80 years. Along with the Center for Software Innovation, and with the partnership of JobsOhio, SciTech intends to attract third-party research driven tenants to the lower three floors who will add to the academic and research-based community of the Carmenton district.

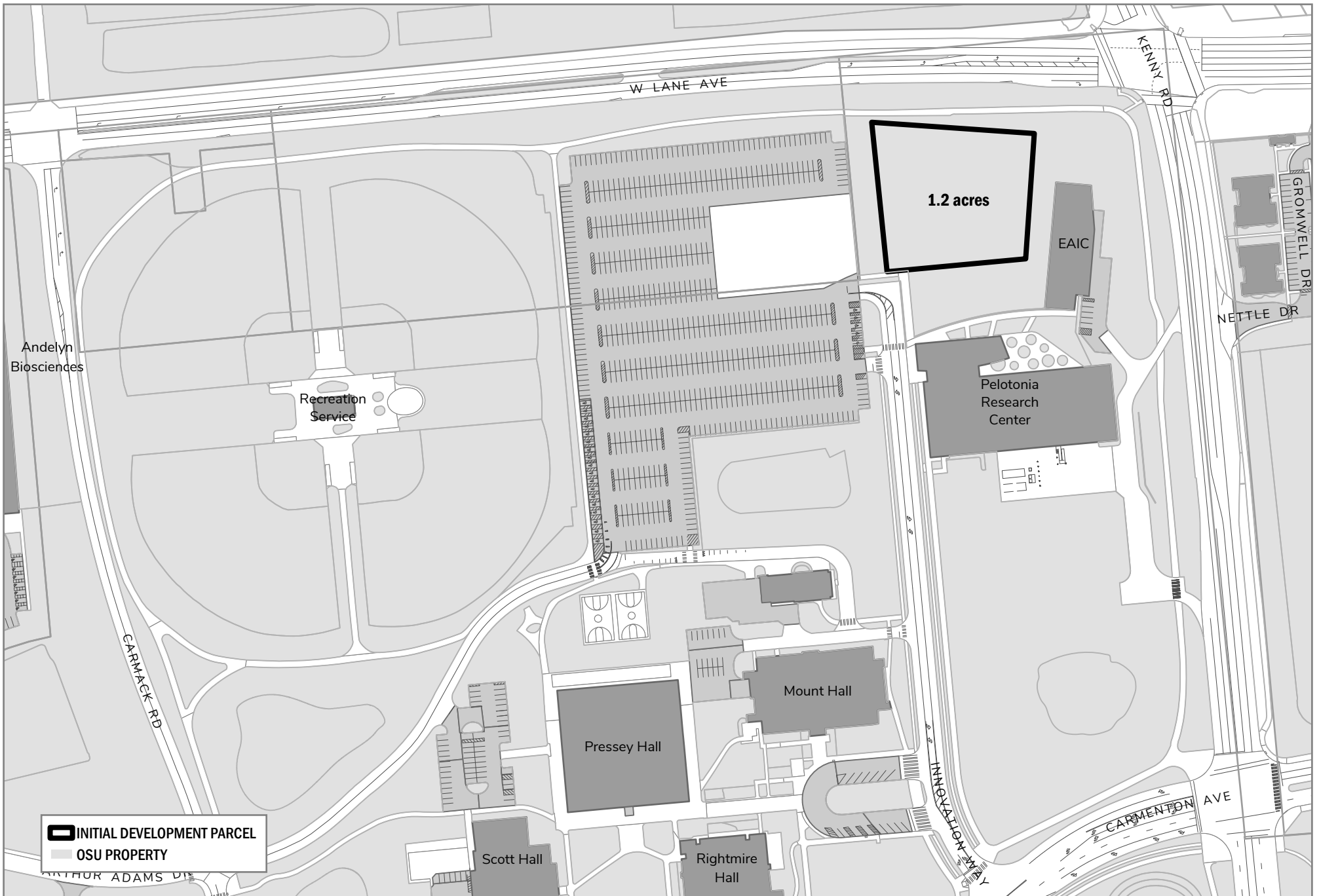
Location and Description of Proposed Project

The CEC building will be located in an area known as Phase 1A of the Carmenton district. The site is located between Lane Avenue and the northern edge of the green space that is west of the EAIC and north of the PRC.

Details of the site and building will be determined through a planning and design process with university review and approval.

Approval Requested

Approval is requested to enter into a long-term ground lease with the Science and Technology Campus Corporation for approximately 1.2 acres in Phase 1A of the Carmenton district for the development of the building to be known as the Commercialization and Entrepreneurship Center.



**PROPOSED CEC DEVELOPMENT PARCEL
 CARMENTON DISTRICT
 COLUMBUS, FRANKLIN COUNTY, OHIO 43210**

Prepared By: The Ohio State University
 Facilities Information and Technology Services (FITS)
 Issue Date: April 26, 2024
 The Ohio State University Board of Trustees

APPROVAL FOR SPACE SUBLEASE FOR THE CENTER FOR SOFTWARE INNOVATION

SPACE SUBLEASE OF APPROXIMATELY 38,000 SF AT THE COMMERCIALIZATION AND
ENTREPRENEURSHIP CENTER,
CARMENTON DISTRICT, COLUMBUS, OHIO

Synopsis: Authorization for The Ohio State University, as subtenant, to enter into a sublease agreement with the Science and Technology Campus Corporation ("SciTech"), as sublandlord, for approximately 38,000 square feet of space located on Floors 4 and 5 of the building currently known as the Commercialization and Entrepreneurship Center in the university's Carmenton district.

WHEREAS SciTech is negotiating a ground lease from The Ohio State University for a development parcel in the Carmenton district, on which it will develop a five-story building currently known as the Commercialization and Entrepreneurship Center, which will support research and office uses; and

WHEREAS The Ohio State University has received a gift from the Timashev Family Foundation to establish the Center for Software Innovation; and

WHEREAS a portion of the Timashev Family Foundation gift is directed to the creation of a facility for the Center for Software Innovation, and The Ohio State University seeks a long-term sublease for approximately 38,000 square feet of space located on Floors 4 and 5 at the Commercialization and Entrepreneurship Center and shall use gift funds towards such creation:

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 subleasing of approximately 38,000 square feet of space and to negotiate a long-term sublease agreement containing terms and conditions deemed to be in the best interest of the university.

**APPROVAL FOR SPACE SUBLEASE
FOR THE CENTER FOR SOFTWARE INNOVATION
CARMENTON DISTRICT, COLUMBUS, OHIO
BOARD BACKGROUND**

Background

The Ohio State University, on behalf of its Enterprise for Research, Innovation and Knowledge, together with the Center for Software Innovation, seeks approval to enter into a long-term sublease with the Science and Technology Campus Corporation (“SciTech”) for approximately 38,000 square feet of space located on Floors 4 and 5 of the building to be constructed and currently known as the Commercialization and Entrepreneurship Center in the university’s Carmenton district.

Project Summary

In 2023, The Ohio State University received a gift from the Timashev Family Foundation to establish the Center for Software Innovation. A portion of the Timashev Family Foundation gift is dedicated to the creation of a facility to house the Center for Software Innovation and support its initiatives. Through a deliberative planning process, it has been determined that the highest and best placement for the Center for Software Innovation will be as catalyst and anchor tenant of a new building currently known as the Commercialization and Entrepreneurship Center (“CEC”). The building will be located on a certain site in the Carmenton district, near the Pelotonia Research Center and Energy Advancement and Innovation Center (“EAIC”). The property is currently owned by The Ohio State University and will be ground leased to SciTech, an affiliated entity of The Ohio State University. SciTech will develop a five story multi-tenant building supporting research and office uses. The Center for Software Innovation will occupy the top two floors. The lease will have a 40-year term with renewal periods that may extend to 80 years, corresponding to the underlying ground lease. The building will revert to university ownership at the natural termination of the ground lease. Along with the Center for Software Innovation, the building will attract other innovation driven tenants who will add to the academic, technology and research-based community of the Carmenton district.

Location and Description of Proposed Project

The CEC building will be located in an area known as Phase 1A of the Carmenton district. The site is located between Lane Avenue and the green space that sits west of the EAIC and north of the Pelotonia Research Center.

Details of the site, building, including the space being subleased for the Center of Software Innovation, will be determined through a planning and design process with university review and approval.

Approval Requested

Approval is requested to enter into a long-term sublease for approximately 38,000 square feet on Floors 4 and 5 of the Commercialization and Entrepreneurship Center to be developed by the Science and Technology Campus Corporation.

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND THE UNION COUNTY COMMUNITY IMPROVEMENT CORPORATION**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with The Union County Community Improvement Corporation (CIC), an Ohio non-profit agency, to document the value and permit the release of funds appropriated in the State Capital Bill to cover rising capital costs and expand their ability to collaborate with The Ohio State University.

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

WHEREAS the Union County CIC will utilize the funds for rising capital costs in the construction of lab, industrial, and office space in Marysville, Ohio; and

WHEREAS The Union County CIC commits to providing unlimited access to the facilities locker/changing rooms for the College of Engineering's faculty and staff to support work in the Automotive Lab and Entrepreneurial Center; 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 Union County CIC facilities for the term of the agreement; and

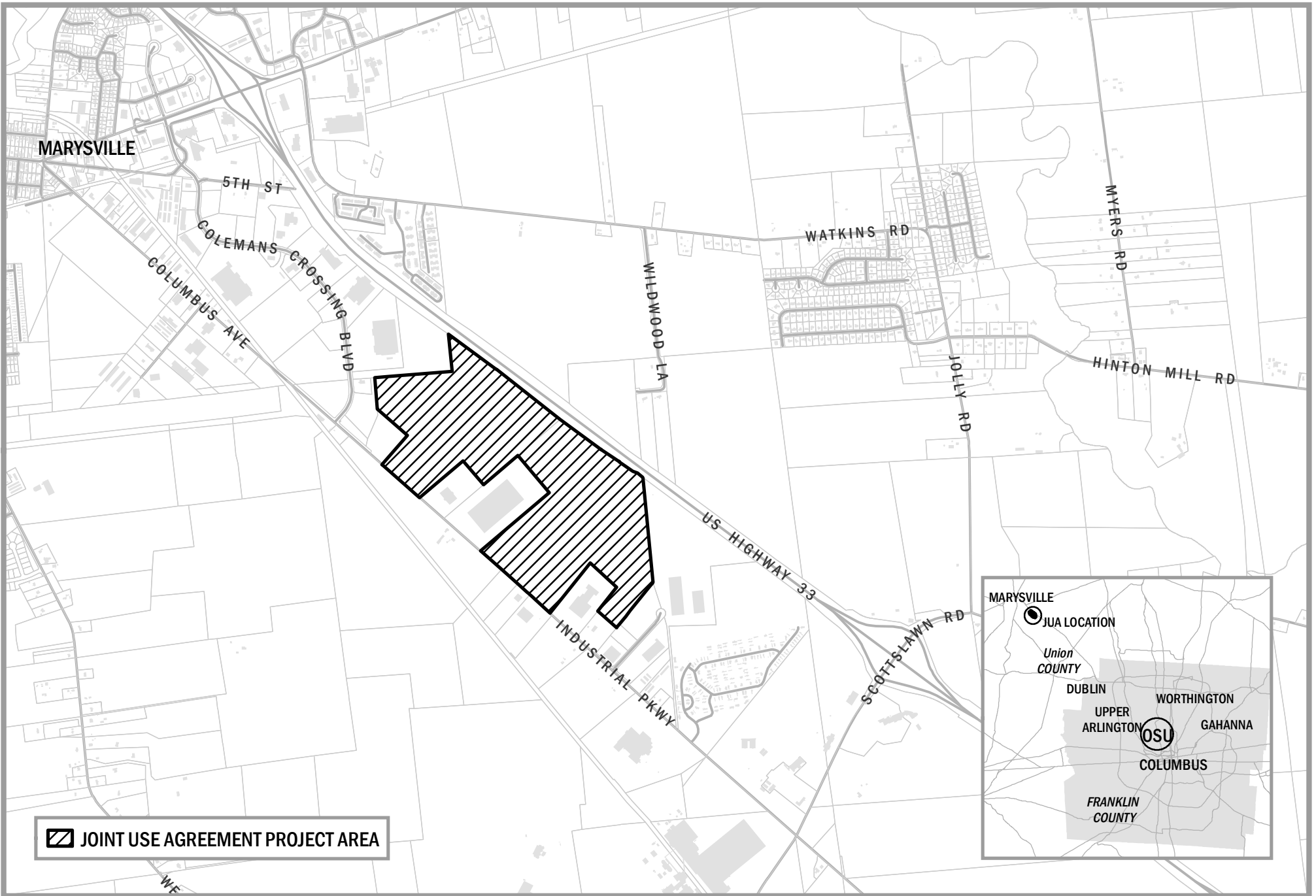
WHEREAS except for the funds used to cover the university's reasonable administrative costs related to the project, the funds provided under this JUA shall be used by the Union County CIC only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of Union County CIC space will promote the university's mission to be 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 the Union County CIC, the Ohio Department of Higher Education requires that a JUA between the university and the Union County CIC 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.



 **JOINT USE AGREEMENT PROJECT AREA**