

TUESDAY, NOVEMBER 12, 2024
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

Juan Jose Perez, chair
George A. Skestos, vice chair
Alan A. Stockmeister
Elizabeth A. Harsh
Reginald A. Wilkinson
Pierre Bigby
Kendall C. Buchan
Robert H. Schottenstein
John W. Zeiger (*ex officio*)

Location: Mount Leadership Room, Longaberger Alumni House
2200 Olentangy River Rd, Columbus, Ohio 43210

Time 1:00-3:00pm

Executive Session

1:00-2:15pm

Public Session

ITEMS FOR DISCUSSION

- | | |
|---|-------------|
| 1. <i>Physical Environment Scorecard – Mr. Mark Conselyea</i> | 2:15-2:20pm |
| 2. <i>Major Project Updates – Mr. Mark Conselyea</i> | 2:20-2:25pm |
| 3. <i>FOD Annual Report – Mr. Mark Conselyea</i> | 2:25-2:35pm |
| 4. <i>College Facility Master Plans – Ms. Amanda Hoffsis</i> | 2:35-2:40pm |

ITEMS FOR ACTION

- | | |
|--|-------------|
| 5. Approval of August 2024 Committee Meeting Minutes – Mr. John Perez | |
| 6. Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts – Mr. Mark Conselyea | 2:40-2:45pm |
| 7. Approval for Master Agreement Between The Ohio State University, Science and Technology Campus Corporation, and Tishman Speyer Properties, L.P. or its affiliate - Ms. Amanda Hoffsis | 2:45-2:50pm |
| 8. Approval for Ground Lease of Real Property (Carmenton Phase 1B) from The Ohio State University to Science and Technology Campus Corporation - Ms. Amanda Hoffsis | 2:50-2:55pm |
| 9. Approval of Joint Use Agreements – Ms. Amanda Hoffsis | 2:55-3:00pm |
| a) Mid-Ohio Food Collective's Eastland Prosperity Center | |
| b) PAST Foundation's Advanced Manufacturing Fabrication Lab | |
| c) Mercy Health's Springfield Regional Medical Center Proton Therapy | |

PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY24 YTD)	FY25 Year-To-Date				FY25 Annual Target (Budget)	Comments
		Actual	Target (Budget)	Target %Var	Actual vs Target		
A. FINANCIAL							
1. A&P Total Uses (General & Earnings Funds)	\$51,981,756	\$53,586,825	\$51,161,467	4.7%	—	\$200,535,522	Variance due to timing between budgeted and actual expenses.
B. OPERATIONAL							
1. % Projects Completed On Time >\$200K	100.0%	100.0%	90.0%	11.1%	—	90.0%	13 of 13 Projects completed On-Time.
2. % Projects Completed On Budget >\$200K	100.0%	100.0%	90.0%	11.1%	—	90.0%	13 of 13 Projects completed On-Budget.
3. Capital Investment Program Spend*	\$245.0	\$176.2	\$169.2	4.1%	—	\$871.1	In Millions
4. Facility Condition Index**	0.12	0.12	0.08	50.0%	—	0.08	Completed building assessments as of June 30, 2024: 255 buildings assessed, 23.0 million GSF. Not representative sample, target ranges still under review
5. CABS Riders	679,380	794,070	679,000	16.9%	▲	3,168,000	Year-over-year increase in total ridership, and year-to-date ridership exceeds projected numbers.
6. WMC Parking Garage Peak Time Occupancy %***	79.7%	72.3%	80.0%	-9.6%	—	80.0%	YTD (September) Occup%: Transient = 66.0%, Permit = 87.0%, Mixed = 65.3% CampusParc uses loop counters to track counts. In high demand we see counts over 100%.
7. Cost of Daily Temporary Parking Space Closures	\$17,327	\$119,891	\$119,891	0.0%	▼	N/A	YTD Targets temporarily set equal to Actuals (Targets not avail. yet). Contributors YTD include: Cannon Phase 2, Martha Morehouse SOAR MRI, Tunnel Top Restoration, Sisson Hall Temporary Chiller, Kinnear Window Replacement, 1100 Kinnear Roof Fire Damage
8. WOSU Broadcast Audience (Viewers, Listeners)	687,933	656,400	687,933	-4.6%	—	691,225	89.7 FM listeners up 3.5% and TV households up 7.6% from June 2024
9. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	2,165,875	1,711,323	2,165,875	-21.0%	—	7,796,015	Unique visitors up 25.3%, Classical streaming up 11.9%, and 89.7 FM streaming up 20.1% from June 2024
C. SAFETY							
1. EHS Recordable Accident Rate (CYTD):	0.75	1.67	1.60	4.4%	▲	1.60	2024 Calendar YTD
2. Major On-Campus Crimes	64	40	64	-37.5%	▼	174	YTD actuals below target and PY actuals; motor vehicle thefts 55% of total on campus crime
3. Average Response Time to In-Progress Calls for Service	4:14	4:28	5:00	-10.7%	—	5:00	Average response time YTD (4:28 minutes) is below YTD target (5:00 minutes)
4. Traffic Accidents Injury	7	8	7	14.3%	▼	36	YTD actual is slightly above target and prior year actuals
5. Traffic Accidents Non-Injury	29	26	29	-10.3%	▼	110	YTD actual is below YTD target and below PY actual
6. Off-Campus Crime Statistics	92	132	95	38.9%	▲	917	JULY ONLY. Aug & Sept data not available due to Columbus data breach

* 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. 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

NOVEMBER 2024



Project Status Report - Current Projects Over \$20M

PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Cannon Drive Relocation - Phase 2	12/24	✓	✓	\$68.1 M		
Martha Morehouse Facility Improvements	1/25	✓	✓	\$51.3 M		
Celeste Lab Renovation	1/25	✓	✓	\$50.5M		
Combined Heat & Power Plant/District Heating & Cooling Loop	1/25	✓	✓	\$420.8 M		
Battery Cell Research & Demonstration Center	6/25	✓	✓	\$22.7 M		
Wexner Medical Center Inpatient Hospital	10/25	✓	✓	\$1,943.0 M		
Waterman Multispecies Animal Learning Center (MALC)	11/25	✓	✓	\$58.2 M		
Tunnel Rehabilitation Phase I	11/25	✓	✓	\$41.5M		
Biomedical and Materials Engineering Complex Phase 2	1/26	✓	✓	\$94.3 M		
Campbell Hall Renovation	4/26	✓	✓	\$61.2 M		
Wexner Medical Center Outpatient Care Powell	4/26	✓	✓	\$183.0M		
Ohio State East Hospital 4th Floor OR Renovation	12/26	✓	✓	\$22.3 M		
TOTAL – PROJECTS				\$3,016.9 M		

On Track
 Watching Closely
 Not on Track

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 complete. New Cannon is open from the Herrick Drive intersection to the west stadium parking lot. All parking spaces are open. The target opening date for the full length of Cannon is late November/early December.

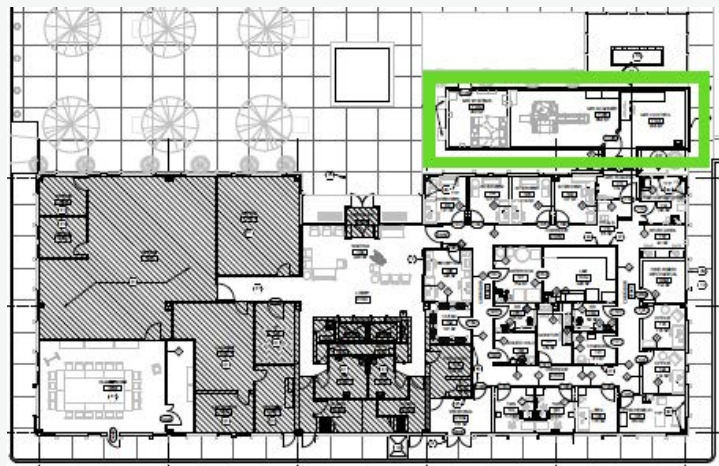
CURRENT BUDGET	
Construction w/ Cont	\$55.5 M
Total Project	\$68.1 M

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

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

 On Budget
 On Time

Martha Morehouse Facility Improvements - SOAR



RESEARCH ADMIN BUILDING SOAR MRI

State of Ohio Adversity and Resilience (SOAR) study MRI modular unit and Research Admin Building partial first floor renovation has been added to the Martha Morehouse Facility Improvement project (substantially complete). Scope includes the purchase of the MRI, fabrication of a modular unit to house the MRI, and a partial renovation of the 1st floor of the Research Administration Building (located at 1960 Kenny Road).



PROJECT FUNDING: Auxiliary funds, Grant Funds (SOAR)

PROJECT UPDATE: The final clinic in Martha Morehouse, Outpatient Rehab, opened in September 2024. SOAR modular MRI unit and first floor renovation design is complete. Delivery of modular unit and MRI are scheduled to be on site mid-October 2024. Construction of first floor renovation will be completed in January 2025 which is an interior space and will allow for the modular unit to be occupied by the end of November 2024 as required by the grant.

CURRENT BUDGET	
Construction w/ Cont	\$46.5 M
Total Project	\$51.3 M

CONSULTANTS	
Architect of Record	BDTAID
CM at Risk	Elford

PROJECT SCHEDULE	
BoT Approval	8/19
Construction - Phased	9/24-11/24
Facility Opening - Phased	1/25

 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: Lab renovations and other scope is complete. Construction for the first-floor restroom began in October 2024 and is expected to be complete by January 2025.

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	7/20-1/25
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 central campus.

PROJECT FUNDING: Utility fee

PROJECT UPDATE: Plant operation is not expected until June 2025, the project team continues to evaluate and work to implement options to improve the timeline. The team is closely monitoring the budget and actively managing the financial and operational risks.

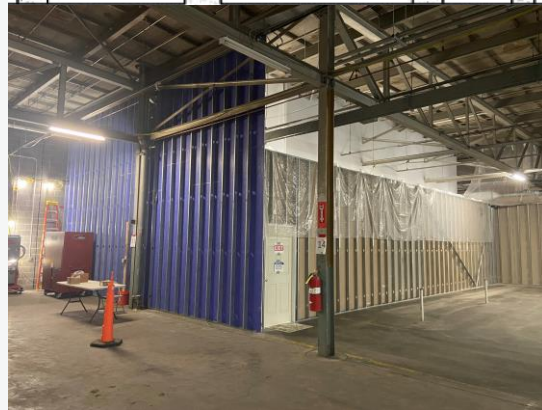
CURRENT BUDGET	
Total Project	\$420.8 M

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: Corporate Partners

PROJECT UPDATE: Underground plumbing completed. Major project milestones are on schedule.

CURRENT BUDGET	
Construction w/ Cont	\$17.7 M
Total Project	\$22.7 M

CONSULTANTS	
Architect of Record	Wellogy
CM at Risk	Whiting Turner

PROJECT SCHEDULE	
BoT Approval	08/23
Construction	07/24-06/25
Facility Opening	06/25

 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: Punchlist Lower Level thru Level 1 and Life Safety inspections completed October 2024. Turnover for Lower Level thru Level 1 is on track for October 2024 which will be followed by installation of FF&E and Technology. Forecourt work continues with curbs being installed and the canopy being prepared for metal panels.

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

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: Building pads and underground utilities are nearing completion. Pre-engineered structure will arrive on site and installation will proceed in November. Design of the Dairy is nearing completion.

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	02/24-11/25
Facility Opening	11/25

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

Tunnel Rehabilitation Phase I



TUNNEL REHABILITATION PHASE I

This project is the first phase of a multiphase project to address deferred maintenance including structural repairs, removal of asbestos containing materials, drainage and water infiltration damage. The work will occur in the McCracken tunnel segment in the Academic core near McCracken Power Plant, Cockins Hall, Math Building, Math Tower and 209 W. 18th. Scope will also include waterline replacements and hardscape improvements at a north section of the Oval near Hughes, Hayes, Derby, Bricker and University Halls. This project will also include OSEP utility scope within the tunnels needed to preserve campus operations.

PROJECT FUNDING: University funds, University debt, State funds, Partner funds (OSEP/ENGIE)

PROJECT UPDATE: The midwest campus construction activities have been suspended until winter break to minimize disruption to campus. Work will resume with tunnel demolition from middle of Woody Hayes to the entrance of Animal Science with the full restoration to occur spring/summer 2025. The N. McCracken tunnel work will be bidding November 2024 with construction to begin March 2025.

CURRENT BUDGET	
Construction w/ Cont	\$26.8M
Total Project	\$41.5M

PROJECT SCHEDULE	
BoT Approval	08/24
Construction	05/24-11/25
Facility Opening	11/25

CONSULTANTS	
Architect of Record	RMF Engineering
MW Campus: General Contracting	McDaniel's Construction
N. McCracken: General Contracting	TBD

- 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: Concrete stair and elevator cores are complete. Structural piers have been placed and grade beams are nearly complete. Interior wall framing, above ceiling and in-wall utility rough is ongoing on levels 1-3.

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	08/23–01/26
Facility Opening	05/26

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

Campbell Hall Renovation



CAMPBELL HALL RENOVATION

This project will renovate the 115,000 square feet of 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 & University funds

PROJECT UPDATE: Long lead HVAC and electrical equipment has been ordered. MEP trades have mobilized and are working on underground plumbing and electric rough-in. Coordinated Demolition activities are nearing completion. The team is actively managing budget related risks due to the complexity of the project.

CURRENT BUDGET	
Construction w/ Cont	\$48.0 M
Total Project	\$61.2 M

CONSULTANTS	
Architect of Record	Schooley Caldwell
CM at Risk	CK Construction Group

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: Steel has been completed for both the Medical Office Building and Ambulatory Health Center. Metal deck pours are complete up to the fifth floor. Site activities continue with paving and sidewalks. Installation of the exterior metal prefab panels has begun.

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**

Ohio State East Hospital 4th Floor OR Renovation



OHIO STATE EAST HOSPITAL 4TH FLOOR OR RENOVATION

This project will renovate the existing Operating Rooms (OR) on the 4th Floor of the North Main Hospital Building. This project will go from 10 ORs to 9, as part of a projected 6-phase construction project. The existing operating rooms will be enlarged 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: Enabling work will begin mid-December 2024 without impacting any of the OR spaces. First impact to the OR spaces is anticipated to occur in March 2025.

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	12/24-12/26
Facility Opening	01/2027

- On Budget
- On Time

Facilities Operations and Development

Board of Trustees – November 2024



Board Approved Projects Completed in FY24

PROJECT	COMPLETION	BUDGET	ON TIME	ON BUDGET
HVAC Repair and Replacements	11/01/23	\$7.4M		
Arts District	8/07/23	\$165.4M		
Pelotonia Research Center	10/27/23	\$216.4M		
Newton – Renovation and Addition	8/22/23	\$31.7M		
Roof Replacements FY 2019	10/25/23	\$5.7M		
Fire System Replacements FY 2019	8/18/23	\$4.9M		
Instructional Science Bldgs Deferred Maintenance	9/19/23	\$13.1M		
Library Book Depository Phase 3	10/06/23	\$18.9M		
Blackwell – Pavilion Renovation	4/22/24	\$7M		
Equine Performance Evaluation Arena	2/22/24	\$10.8M		
Healthy Community Center Renovation	3/20/24	\$5.1M		
Newark – Founders Hall Enhancements	6/07/24	\$26.7M		
TOTAL		\$513.1M		

On Track
 Watching Closely
 Not on Track

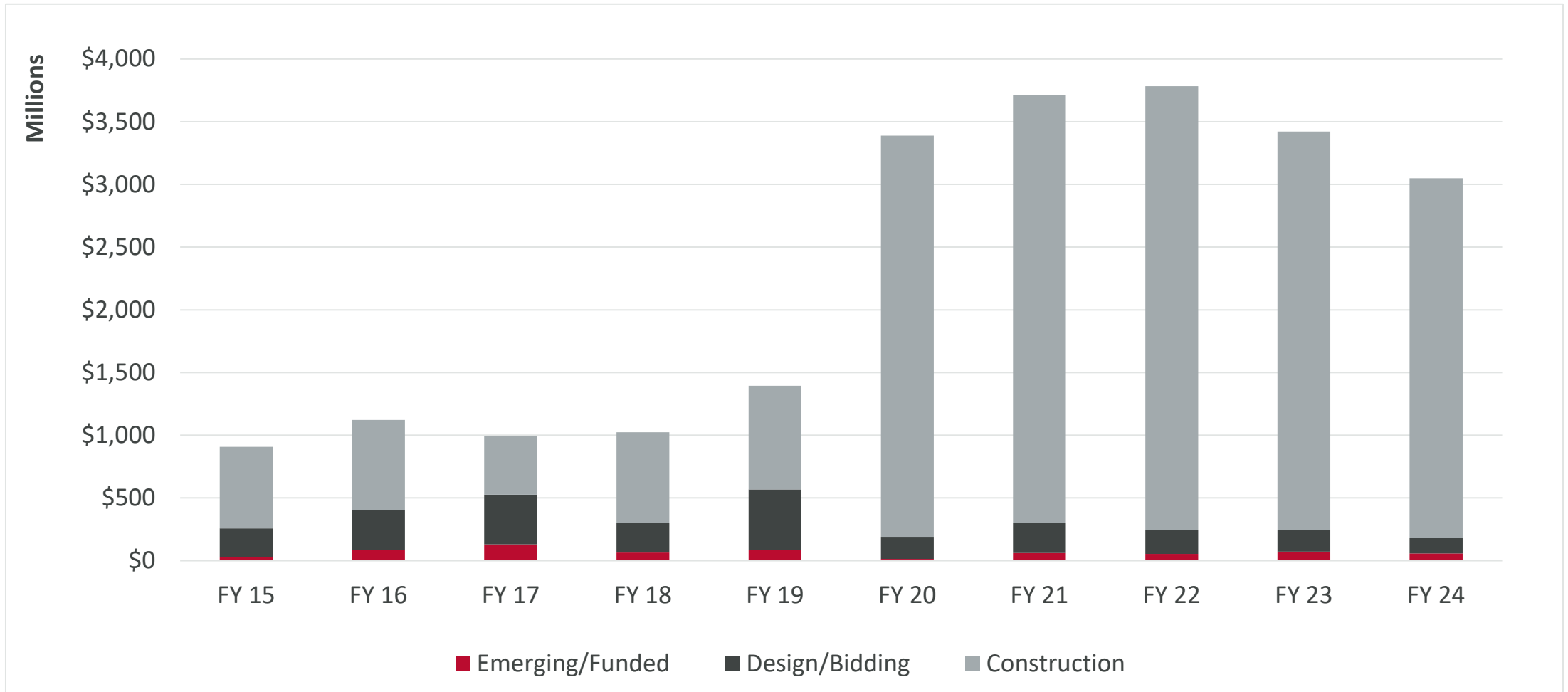
Projects Approved by the Board of Trustees – FY24

PROJECT NAME	APPROVAL REC'D FY24		AMOUNT APPROVED	TOTAL PROJECT COST	PROJECT NAME	APPROVAL REC'D FY24		AMOUNT APPROVED	TOTAL PROJECT COST
	DES	CON				DES	CON		
Waterman – Multi-species Animal Learning Center	✓	✓	\$48.9M	\$52M	RadOnc Advanced Imaging Linac	✓		\$0.9M	TBD
Airport – Taxiway A Rehabilitation	✓	✓	\$4.5M	\$4.5M	Waterman – Multi-species Animal Learning Center	✓	✓	\$6.2M	\$58.2M
Department of Economics Relocation	✓	✓	\$1.8M	\$10M	Biomedical and Materials Engineering Complex Phase 2	✓	✓	\$4.3M	\$94.3M
Battery Cell Research & Demonstration Center	✓		\$2.3M	\$20M	VMC PET-CT Space Renovation	✓	✓	\$4.5M	\$4.5M
Battery Cell Research & Demonstration Center		✓	\$19.7M	\$22M	Department pf Economics Relocation to Bricker Hall		✓	\$0.9M	\$10M
Wexner Medical Center Inpatient Hospital	✓	✓	\$38.3M	TBD	WMC Outpatient - Powell	✓	✓	\$165M	\$183M
East – Fire Suppression		✓	\$5.4M	\$6.2M	Martha Morehouse Facility Improvements – SOAR MRI	✓	✓	\$8.8M	\$50.6M
The James Outpatient Care – 4 th Floor Ortho Sarcoma and Rehab	✓	✓	\$8M	\$8M	Department pf Economics Relocation to Bricker Hall	✓	✓	\$10.3M	\$13M
WMC Outpatient Care Powell	✓	✓	\$10.6M	\$183M	Waterman Infrastructure Expansion	✓		\$1.4M	\$8.3M
2001 Polaris Pkwy – Cell Therapy Lab	✓	✓	\$6.9M	\$6.9M	JOC – Nuclear Medicine Expansion	✓		\$0.3M	\$5.0M
Tunnel Rehabilitation Phase I	✓	✓	\$5.3M	\$10.2M	Microelectronic Commons	✓	✓	\$4.3M	\$4.3M
TOTAL AMOUNT APPROVED: \$358.6M									

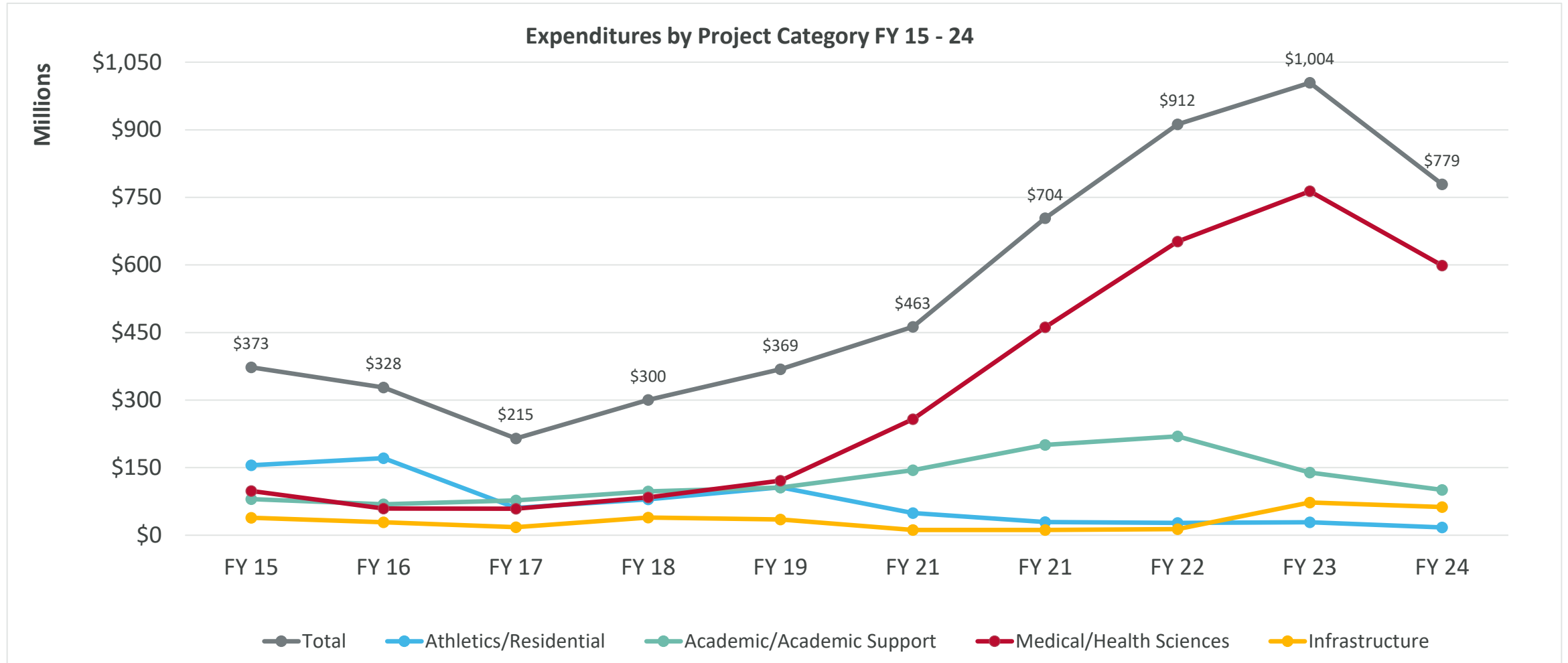
Active Projects as of the End of the Fiscal Year

	FY23		FY24	
	# OF PROJECTS	TOTAL BUDGET	# OF PROJECTS	TOTAL BUDGET
Emerging/Funded	201	\$72.4M	191	\$57.7M
Design/Bidding	185	\$171.1M	177	\$125.9M
Construction	414	\$3.2B	302	\$2.9B
TOTAL	800	\$3.4B	670	\$3.1B

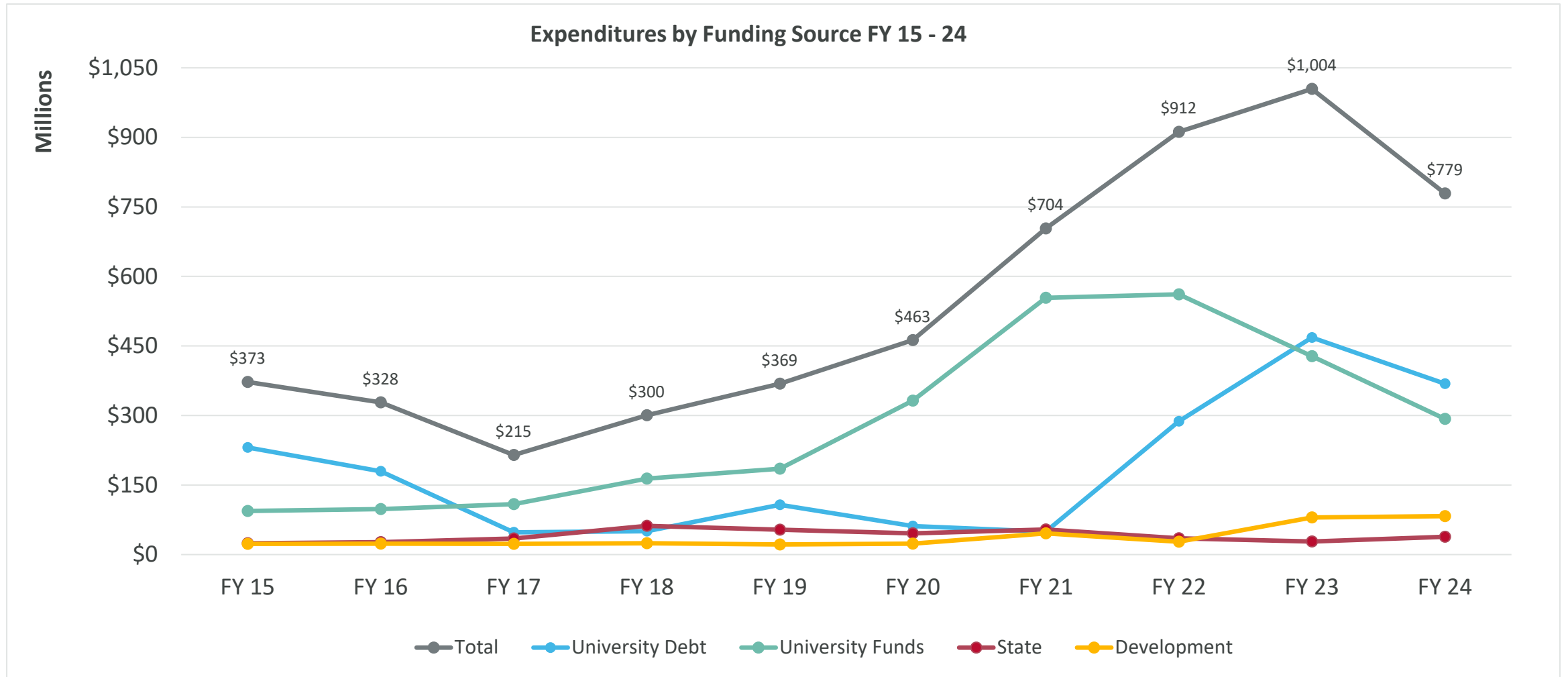
Total Budget for Active Projects: FY15 to FY24



Total Expenditures by District: FY15 to FY24



Total Expenditures by Funding Source: FY15 to FY24



Initiatives and Accomplishments

Stakeholder Insights



Safety

Deferred Maintenance

Initiatives and Accomplishments

Stakeholder Insights

Safety



Deferred Maintenance

Initiatives and Accomplishments

Stakeholder Insights

Safety

Deferred Maintenance



FY25 Areas of Focus

- Safety
- Performance Excellence
- Hospital Construction / Activation
- Combined Heat and Power Plant
- Deferred Maintenance

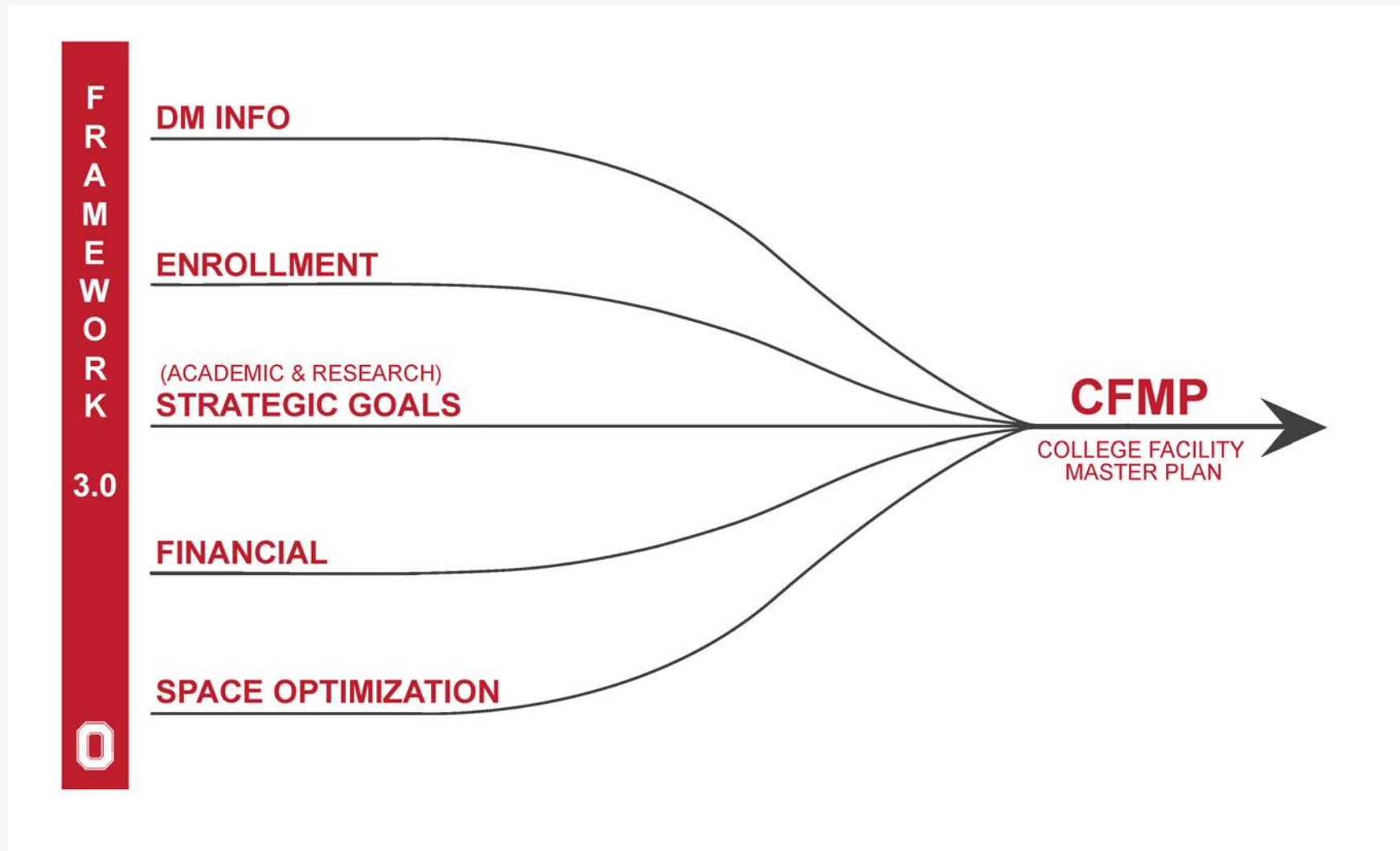


College Facility Master Plan Update

Board of Trustees
November 2024



Plan Alignment



Key Deliverables by Phase

KICKOFF

- College Snapshot
- Strategic Plan
- Enrollment Trends
- Faculty & Staff
- Space Utilization
- WFH Policies
- Benchmarking
- Guiding Principles

ASSESSMENTS

- FOD Facility Condition
- DM Analysis
- Space Utilization
- Programmatic Needs
- Technology Needs
- Problem Statement

SCENARIOS

- 0-5 years DM and capital investments priorities
- 5-10 years DM and capital investments priorities
- Alternate capital investments

FINAL SCENARIO

- Framework alignment
- Short-term priority projects
- Long-term priority projects
- Financial analysis

Next Steps

In Progress

WAVE 1

- Arts & Science
- Fisher College of Business
- Dentistry
- Pharmacy

Current Request

WAVE 2 & 3

- Engineering
- Medicine
- Moritz College of Law
- Social Work

Future

WAVE 4 & 5

- Education Human Ecology
- John Glenn Public Policy
- Nursing
- Optometry
- Public Health
- Veterinary Medicine
- FAES

SUMMARY OF ACTIONS TAKEN

August 22, 2024 – Master Planning & Facilities Committee Meeting

Members Present:

Juan Jose Perez
George A. Skestos
Alan A. Stockmeister

Elizabeth A. Harsh
Reginald A. Wilkinson
Pierre Bigby

Robert H. Schottenstein
John W. Zeiger (ex officio)

Members Present via Zoom: N/A

Members Absent: N/A

PUBLIC SESSION

The Master Planning & Facilities Committee of The Ohio State University Board of Trustees convened on Thursday, August 22, 2024, in person at Longaberger Alumni House on Ohio State's Columbus campus. Committee Chair John Perez called the meeting to order at 7:59 a.m.

Mr. Perez thanked Chairman Zeiger for the opportunity and for his confidence in asking him to serve as chairman of this committee. Next, Mr. Perez thanked Alan Stockmeister for continuing to serve on the committee and noted that his past knowledge of this committee will be valuable. He also thanked George Skestos for his partnership in agreeing to serve as vice chair of the committee.

Chair Perez acknowledged Mark Conselyea in his interim role as senior vice president for administration and planning, while also serving as vice president for facilities, operations and development.

Items for Discussion:

1. **Physical Environment Scorecard:** Mark Conselyea, interim senior vice president for administration and planning, presented the Physical Environment Scorecard tracking metrics related to campus operations and safety. The scorecard continued to have one metric coded in red: Traffic Accidents Injury. Three metrics were coded yellow compared to five in May 2024: Capital Investment Program Spend, Facility Condition Index, and EHS Recordable Accident Rate. He also noted on-campus and off-campus crime statistics are down significantly compared to the same period of time last year and to this year's target. On-campus crime statistics are down 26.9%, and off-campus crime is down 46.8%.

Mr. Conselyea called out the outstanding work of the Department of Public Safety and their partners in the Columbus Division of Police. He also recognized university Chief of Police Kimberly Spears-McNatt on her retirement at the end of August after serving Ohio State for three decades.

(See Attachment X for background information, page XX)

2. **Major Project Updates:** Mr. Conselyea shared the standard report on all projects over \$20 million. He noted the Combined Heat and Power Plant is not on track for both schedule and budget.

(See Attachment X for background information, page XX)



Items for Action:

3. Approval of Minutes: No changes were requested to the May 16, 2024, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
4. Resolution No. 2025-24, Approval of Fiscal Year 2025 Capital Investment Plan:

Synopsis: Authorization and acceptance of the capital investment plan for the fiscal year ending June 30, 2025, as proposed.

WHEREAS the university has presented the recommended capital expenditures for the fiscal year ending June 30, 2025; 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;

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that Capital Investment Plan for the fiscal year ending June 30, 2025, as described in the accompanying documents, be approved; 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.

(See Appendix X for background information, page XX)

5. Resolution No. 2025-25, Approval of Ohio State Energy Partners Utility System Capital Improvements Plan for Fiscal Year 2025:

Utility System Life-Cycle Renovation, Repair and Replacement Projects

Synopsis: Approval of the Ohio State Energy Partners LLC ("OSEP") utility system capital improvements plan ("OSEP CIP") for fiscal year 2025; 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 Board of Trustees approved an interim fiscal year 2025 OSEP CIP in May 2024, prior to the university's finalization of its capital investment plan for fiscal year 2025; and

WHEREAS the university has now finalized its capital investment plan for fiscal year 2025; and

WHEREAS the fiscal year 2025 OSEP CIP includes the requests for approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2024; and

WHEREAS OSEP has provided detailed descriptions of the proposed capital improvement projects, including the construction schedules and 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 projects and the OSEP CIP 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 2025 OSEP CIP; and

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

(See Appendix X for background information, page XX)

- 6. Resolution No. 2025-26, Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts:

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS
DHLRI – FIRE AND HVAC SYSTEM RENEWAL

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS
AIRPORT CAPITAL IMPROVEMENTS
COLLEGE ROAD REBUILD
RHODES 3RD FLOOR LAB EXPANSION RIFFE 2ND FLOOR CLASSROOMS
TUNNEL REHABILITATION PHASE 1

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 project; and

	Prof. Serv. Approval Requested	Total Requested	
DHLRI – Fire and HVAC System Renewal	\$1.8M	\$1.8M	University 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	
Airport Capital Improvements	\$0.3M	\$7.6M	\$7.9M	University debt Partner funds
College Road Rebuild	\$0.8M	\$4.7M	\$5.5M	University debt
Rhodes 3 rd Floor Lab Expansion	\$0.6M	\$4.1M	\$4.7M	Auxiliary funds
Riffe 2 nd Floor Classrooms Tunnel Rehabilitation Phase 1	\$0.3M	\$2.7M	\$3.0M	University funds
	\$0.7M	\$30.5M	\$31.2M	University funds University debt State funds 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.

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.

(See Appendix X for background information, page XX)

7. Resolution No. 2025-27, Approval for Acquisition of Real Property:

4.16 +/- ACRES AT 1165 KINNEAR ROAD,
FRANKLIN COUNTY, COLUMBUS, OHIO

Synopsis: Authorization to purchase real property located at 1165 Kinneare Road, Franklin County, Columbus, Ohio, is proposed.

WHEREAS The Ohio State University seeks to purchase approximately 4.16 acres of improved real property located at 1165 Kinneare Road, Franklin County, Columbus, Ohio, identified as Franklin County parcel number 130-011588-00 and which is bordered to the east and west by property owned by The Ohio State University; and

WHEREAS the university has been leasing the property for office, storage, shop and technical services, supporting the university since 2006; and

WHEREAS the University has identified this site as needed for long term strategic purposes consistent with the Framework 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.

(See Appendix X for background information, page XX)

Action: Upon the motion of Mr. Perez seconded by Mr. Skestos, the foregoing motions were adopted by unanimous voice vote with the following members present and voting: Mr. Perez, Mr. Skestos, Mr. Stockmeister, Mrs. Harsh, Dr. Wilkinson, Mr. Bigby, Mr. Schottenstein and Mr. Zeiger.

EXECUTIVE SESSION

It was moved by Mr. Perez and seconded by Mr. Stockmeister 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 move into executive session with the following members present and voting: Mr. Perez, Mr. Skestos, Mr. Stockmeister, Mrs. Harsh, Dr. Wilkinson, Mr. Bigby, Mr. Schottenstein and Mr. Zeiger.

The committee entered executive session at 8:15 a.m., and the meeting adjourned at 9:33 a.m.

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

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS

AIRPORT PLANNING SERVICES
FY25 COLLEGE FACILITY MASTER PLANS
1922 CLUB

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

BUS TESTING FACILITY
DOAN ROOF REPLACEMENT
PARKS – 3RD FLOOR LAB RENOVATION
WATERMAN - MULTISPECIES ANIMAL LEARNING CENTER
JAMES OUTPATIENT – RETAIL PHARMACY & INFUSION BUILDOUT
BUILDING ENVELOPE RENEWAL FY25-26
ELECTRICAL RENOVATIONS FY25-26
ELEVATOR RENOVATIONS FY25-26
HVAC/CONTROL SYSTEM RENEWAL FY25-26
ROOF RENEWAL FY25-26

APPROVAL TO ENTER INTO CONSTRUCTION CONTRACTS

JAMES OUTPATIENT – ADVANCED IMAGING LINAC
WATERMAN INFRASTRUCTURE PROJECT

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	
Airport Planning Services	\$0.3M	\$0.3M	Partner funds
FY25 College Facility Master Plans	\$1.0M	\$1.0M	University funds
1922 Club	\$1.5M	\$1.5M	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	
Bus Testing Facility	\$0.8M	\$0.7M	\$1.5M	Partner funds
Doan Roof Replacement	\$3.2M	\$10.8M	\$14.0M	Auxiliary funds
Parks – 3 rd Floor Lab Renovation	\$0.4M	\$3.9M	\$4.3M	University funds
Waterman – Multispecies Animal Learning Center	\$0.1M	\$1.8M	\$1.9M	University funds University debt Fundraising State funds

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
James Outpatient – Retail Pharmacy & Infusion Buildout	\$0.4M	\$3.8M	\$4.2M	Auxiliary funds
Building Envelope Renewal FY25-26	\$0.9M	\$6.1M	\$7.0M	State funds
Electrical Renovations FY25-26	\$0.5M	\$3.9M	\$4.4M	State funds
Elevator Renovations FY25-26	\$1.0M	\$6.5M	\$7.5M	State funds
HVAC/Control System Renewal FY25-26	\$1.2M	\$6.0M	\$7.2M	State funds
Roof Renewal FY25-26	\$1.1M	\$7.4M	\$8.5M	State funds

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

	Construction Approval Requested	Total Requested	
James Outpatient – Advanced Imaging LINAC	\$9.4M	\$9.4M	Auxiliary funds
Waterman Infrastructure Project	\$6.9M	\$6.9M	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 2025 Capital Investment Plan be amended to include additional funding for the Waterman Multispecies Animal Learning Center project and the 1922 Club; and

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.

**APPROVAL TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES
FOR UNIVERSITY AIRPORT PLANNING SERVICES**

As one of only three airports owned by a Tier-1 research institution, The Ohio State University Airport supports interdisciplinary teaching and research in such disciplines as Aviation, Aeronautical Engineering, City & Regional Planning, Geography, and Civil Engineering. The airport is also home to the university's Flight Education Program, the only collegiate aviation program in the Midwest that operates in a controlled environment. Additionally, the airport provides on-the-job training for future aviation professionals and ranks fourth in Ohio in the number of take-offs and landings, and in the top 5% of airports nationwide. Its status as a Federal Aviation Administration (FAA) Part 139 Certificated Airport assures the aviation community that the facility will meet the highest standards in terms of operations and maintenance. An updated airport master plan, required by the FAA for grant funding consideration, was completed in 2022.

To advance the prioritized, strategic projects outlined in the airport master plan, the university is requesting approval to contract for professional services to complete a more detailed planning study. This effort will allow the airport to gather information required by the FAA to be eligible for grant funding opportunities. The FAA funds up to 90% of total project costs for eligible projects. The general scope of work for the planning study will include the following:

- Conduct alternative analysis for a runway extension
- Provide a stormwater master plan for the airport property
- Review critical aircraft as it relates to airport planning
- Review crosswind runway and midfield taxi connections
- Review landside hangar layout and non-aeronautical parcels for development

The selected consultant will be responsible for coordinating with stakeholders and incorporating all aspects of the study, including recommendations and cost estimates, into a comprehensive plan. The university is seeking Board of Trustees approval to contract for professional services.

APPROVAL TO ENTER INTO CONTRACTS FOR PROFESSIONAL SERVICES TO CONDUCT FACILITY MASTER PLANS FOR SELECTED COLLEGES IN FY25

Framework 3.0 outlines the short to midterm and long-range plan for the Columbus campus and was approved by the Board of Trustees in August 2023. The plan is a living document that will evolve over time to provide a guide and vision for the future. A key recommendation of Framework 3.0 is the completion and maintenance of College Facility Master Plans.

Aligning with the guiding principles and objectives of Framework 3.0 – Community, Experience, Stewardship and Connectivity, each college’s Facility Master Plan will outline steps to address programmatic and deferred maintenance needs while also optimizing the use of existing space.

Planning, Architecture & Real Estate (PARE) and the colleges will partner with planning consultants to develop and create these comprehensive and strategic facility master plans.

The project team for each master plan will include representative leaders, faculty, students, facilities staff, and other stakeholders. The process will include a thorough investigation of current and future uses and the condition of each college's facilities. Specifically, the scope of each college master plan will include:

Current Facility Assessments: PARE staff and the selected consultants will use current, recently completed facility assessments to understand the facility, site, and infrastructure conditions, and the functional adequacy over a 10-year period (0–5-year needs and 5–10-year needs).

Additional Data: Data will be collected on current and projected enrollment, programmatic needs, technological improvements, and projections of staffing, plus research and academic curriculum changes.

Future Facility Needs: Based on the current facility assessments and additional data, establish a list of facility improvements, including possible replacements, additions, renovations, infrastructure improvements and other upgrades.

Space Utilization and Optimization Assessment: The current utilization of existing spaces will be analyzed to identify opportunities for optimization using the established University Space Standards as a benchmark.

Financial Analysis: An assessment of estimated costs associated with proposed facility projects including escalation for 0–5-year projects and 5–10-year projects, aligned with potential funding sources.

Every college plan will be unique based on the defined scope for that college, but each plan will include:

- A final report for each college
- A cost analysis outlining 0-5 and 5-10-year facility maintenance needs aligned with potential funding sources.
- Options to consider for future renovations or replacements, additions and new construction.
- Preliminary conceptual images for donor engagement. These images to be conceptual building massing, not photorealistic.

Each plan is expected to take 6-18 months depending on the size and complexity of the college's physical footprint.

Pursuant to the Board of Trustees Review and Approval of Facilities Improvement Projects, Planning Studies and Real Estate Transactions policy, any planning study estimated to cost over \$250,000 requires Board of Trustee review and approval. Board approval for the first round of studies occurred in November 2023.

Third party consultants will be selected through the university's established procurement process. A comprehensive selection process in which third-party consultants were interviewed and pre-qualified for selection was completed in January 2024, however, exact costs for each study will not be known until college specific proposals are reviewed and negotiated. It is anticipated that the larger, more complex studies will exceed the board approval threshold. Approval is being requested for up to \$1M for planning studies for Fiscal Year 2025. Future fiscal year requests for approval will be brought to the board at the appropriate time.

Project Data Sheet for Board of Trustees Approval

1922 Club

OSU-230836 (REQ ID# ABA240013)

Project Location: Ohio Stadium (0082)

- **Approval Requested and Amount**

Professional services	\$1.5M
<u>Total requested</u>	<u>\$1.5M</u>

- **Project Budget**

Professional services	\$1.5M
Construction w/contingency	\$13.5M
<u>Total project budget</u>	<u>\$15.0M</u>

- **Project Funding**

Auxiliary Funds

- **Project Schedule**

BoT professional services approval	11/24
Design	01/25 – 09/25
BoT construction approval	TBD
Construction	TBD
Facility opening	TBD

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- The FY25 Capital Investment Plan will be amended to include the professional services requested for this project.
- A study was performed in 2023 and updated in 2024 to develop concepts for premium space within Ohio Stadium.

- **Project Scope**

- This project will renovate vacant space on the east side of Ohio Stadium into premium club and event space.
- The project includes a new kitchen, catering space and a full bar on the main level, plus a mezzanine space with an additional bar and private event rooms.

- **Approval Requested**

- Approval is requested to enter into professional services contracts.
- Approval is requested to amend the Capital Investment Plan.



- **project team**

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

Project Data Sheet for Board of Trustees Approval

Bus Testing Facility

OSU-210555 (REQ ID# Engineering20000019)

Project Location: Kinnear Road

- **Approval Requested and Amount**

Professional services	\$0.8M
Construction w/contingency	\$0.7M
<hr/>	
Total requested	\$1.5M

- **Project Budget**

Professional services	\$2.3M
Construction w/contingency	\$15.3M
<hr/>	
Total project budget	\$17.6M

- **Project Funding**

Partner funds (Federal Transportation Administration)

- **Project Schedule**

BoT professional services approval	08/22
Design	11/22 – 02/25
BoT construction approval	11/24
Construction	04/25– 07/26
Facility opening	08/26

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY21 and FY23 Capital Investment Plans.
- The purpose of the project is to support the university's programs with the Federal Transportation Administration Low or No Emissions Bus Testing Center and Component Assessment Program.

- **Project Scope**

- The project will construct a new building for the Center for Automotive Research (CAR). This approximately 10,000 square foot building will house a high bay bus prep space, a battery cell test lab, fuel cell test lab, conference spaces, and offices.
- The design includes an alternate for a high bay space to house a dynamometer, a device that measures the force, torque, power, or rotational speed of a mechanical device, engine, or motor, for bus testing.

- **Approval Requested**

- Approval is requested to increase professional services and enter into construction contracts for long lead time equipment.



- **project team**

University project manager: Munger, Steve
AE/design architect: MA Architects
CM at Risk or Design Builder: Barton Malow Construction

Project Data Sheet for Board of Trustees Approval

Doan - Roof Replacement

OSU-200598 (REQ ID# WMC240002)

Project Location: Doan Hall (0089)

- **Approval Requested and Amount**

Professional services	\$3.2M
Construction w/contingency	\$10.8M
<hr/> Total requested	<hr/> \$14.0M

- **Project Budget**

Professional services	\$3.2M
Construction w/contingency	\$10.8M
<hr/> Total project budget	<hr/> \$14.0M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	11/24
BoT construction approval	11/24
Design	02/25 – 06/25
Construction	07/25 – 11/27
Facility opening	11/27

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

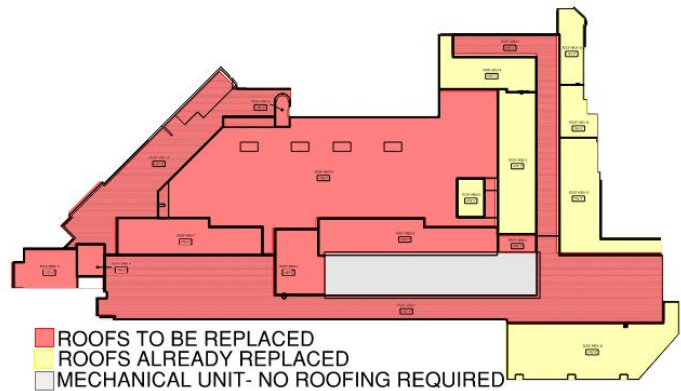
- This project is included in the FY25 Capital Investment Plan.

- **Project Scope**

- This project builds upon a 2019 Doan Hall roof replacement project which replaced seven roofs (shown in yellow in the diagram above) totaling 16,000 square feet.
- This project will replace the remaining roofs totaling 64,000 square feet.
- New roofing materials will eliminate water infiltration, ensuring the safety and comfort of patients and staff.

- **Approval Requested**

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



- **project team**

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

Project Data Sheet for Board of Trustees Approval

Parks – 3rd Floor Lab Renovation

OSU-210236 (REQ ID# COM240002)

Project Location: Parks Hall (0273)

- **Approval Requested and Amount**

Professional services	\$0.4M
Construction w/contingency	\$3.9M
Total requested	\$4.3M

- **Project Budget**

Professional services	\$0.4M
Construction w/contingency	\$3.9M
Total project budget	\$4.3M

- **Project Funding**

University Funds

- **Project Schedule**

Design	12/20 – 12/22
Construction	01/23 – 05/24
Facility opening	05/24
BoT professional services approval	11/24
BoT construction approval	11/24

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**
 - This project was included in FY20 and FY25 Capital Investment Plans.
 - This project was originally below Board of Trustees threshold for approval.

- **Project Scope**
 - The project includes renovations to Parks Hall rooms 316 and 320, and suites 319 and 323 for College of Pharmacy research.
 - Additional HVAC and electrical scope increased the total project cost above the Board of Trustees threshold for approval.
 - The project is currently in closeout.

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



-
- **project team**

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

Project Data Sheet for Board of Trustees Approval

Waterman - Multispecies Animal Learning Center (MALC)

OSU-180048 (REQ ID# CNI 13000168, FAES22CO0001, FAES22CO0008)

Project Location: Waterman Laboratory

- **Approval Requested and Amount**

Professional services	\$0.1M
Construction w/contingency	\$1.8M
Total requested	\$1.9M

- **Project Budget**

Professional services	\$6.1M
Construction w/contingency	\$53.9M
Total project budget	\$60.0M

- **Project Funding**

University debt, University funds, Fundraising, State funds

- **Project Schedule**

BoT professional services approval	08/17
Design	08/22 – 12/24
BoT construction approval (MALC)	08/23
Construction	01/24– 11/25
BoT construction approval (Dairy)	02/24
Facility opening	11/25

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY18 and FY23 Capital Investment Plan.
- The FY25 Capital Investment Plan will be amended to include the proposed increase.

- **Project Scope**

- The new dairy will feature state-of-the-art technology, including robotic milking, feeding and manure management systems. The facility will enhance interdisciplinary learning opportunities and foster collaboration in animal sciences.
- Combining a new dairy barn into the MALC project provides efficiencies to site logistics and construction.
- This request reflects the increased scope of the final dairy design.

- **Approval Requested**

- Approval is requested to increase professional services and construction contracts.
- Approval is requested to amend the FY25 Capital Investment Plan.



- **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

James Outpatient - Retail Pharmacy & Infusion Buildout

OSU-250223 (REQ ID# JAM250022)

Project Location: The James Outpatient Care (1043)

- **Approval Requested and Amount**

Professional services	\$0.4M
Construction w/contingency	\$3.8M
<hr/> Total requested	<hr/> \$4.2M

- **Project Budget**

Professional services	\$0.4M
Construction w/contingency	\$3.8M
<hr/> Total project budget	<hr/> \$4.2M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	11/24
BoT construction approval	11/24
Design	02/25 – 10/25
Construction	10/25 – 07/26
Facility opening	09/26



2nd Floor

8th Floor

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY25 Capital Investment Plan.
- This project aligns with the long-term expansion plan at James Outpatient Care.

- **Project Scope**

- The project will build out the 2nd Floor Retail Pharmacy suite and the 8th Floor Infusion Bays (12 bays plus support spaces). These areas were fully designed but constructed as shelled space in the original construction of the James Outpatient Care project.

- **Approval Requested**

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

- **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

Building Envelope Renewal - FY 25-26

OSU-250042 (REQ ID# FOD241056)

Project Location: Columbus Campus

- **Approval Requested and Amount**

Professional services	\$0.9M
Construction w/contingency	\$6.1M
<hr/> Total requested	<hr/> \$7.0M

- **Project Budget**

Professional services	\$0.9M
Construction w/contingency	\$6.1M
<hr/> Total project budget	<hr/> \$7.0M

- **Project Funding**

State funds

- **Project Schedule**

BoT professional services approval	11/24
BoT construction approval	11/24
Design	03/25 – 01/26
Construction	03/26 – 08/26
Facility opening	08/26

- **Project Delivery Method**

General Contracting

- **Planning Framework**

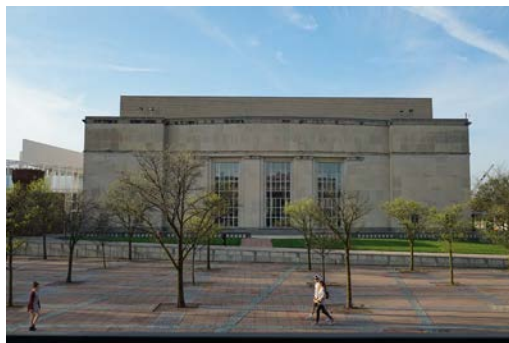
- This project is included in the FY25 Capital Investment Plan.
- This project was included in the state capital budget for fiscal years 2025-2026 as a bundle of projects for a specific building system. This approach to delivering these deferred maintenance focused projects helps to reduce construction costs and generate ongoing efficiencies. Cost savings are redirected within the category to extend the impact of the state's investment.

- **Project Scope**

- The project will renew building envelopes to decrease envelope maintenance issues and prevent larger envelope issues occurring in the future.
- Highest priority buildings include Biological Sciences Building and Mershon Auditorium. Additional building envelope scope will be addressed as funding allows.

- **Approval Requested**

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



- **project team**

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

Project Data Sheet for Board of Trustees Approval

Electrical Renovations - FY 25-26

OSU-250041 (REQ ID# FOD241055)

Project Location: Columbus Campus

- **Approval Requested and Amount**

Professional services	\$0.5M
Construction w/contingency	\$3.9M
<hr/> Total requested	<hr/> \$4.4M



- **Project Budget**

Professional services	\$0.5M
Construction w/contingency	\$3.9M
<hr/> Total project budget	<hr/> \$4.4M



- **Project Funding**

State funds

- **Project Schedule**

BoT professional services approval	11/24
BoT construction approval	11/24
Design	01/25 – 09/25
Construction	01/25 – 01/26
Facility opening	01/26

- **Project Delivery Method**

General Contracting

- **Planning Framework**

- This project is included in the FY25 Capital Investment Plan.
- This project was included in the state capital budget for fiscal years 2025-2026 as a bundle of projects for a specific building system. This approach to delivering these deferred maintenance focused projects helps to reduce construction costs and generate ongoing efficiencies. Cost savings are redirected within the category to extend the impact of the state's investment.

- **Project Scope**

- The project will replace failing switchgear, switchboards, panel boards and motor control centers to provide reliable electrical service to buildings.
- Highest priority buildings include Smith Lab, Cockins Hall, Veterinary Medical Center, and Prior Hall. Additional electrical scope will be addressed as funding allows.

- **Approval Requested**

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

- **project team**

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

Project Data Sheet for Board of Trustees Approval

Elevator Renovations - FY 25-26

OSU-250039 (REQ ID# FOD241052)

Project Location: Columbus Campus

- Approval Requested and Amount**

Professional services	\$1.0M
Construction w/contingency	\$6.5M
Total requested	\$7.5M



- Project Budget**

Professional services	\$1.0M
Construction w/contingency	\$6.5M
Total project budget	\$7.5M



- Project Funding**

State funds

- Project Schedule**

BoT professional services approval	11/24
BoT construction approval	11/24
Design	03/25 – 03/26
Construction	06/26 – 08/27
Facility opening	08/27



- Project Delivery Method**

General Contracting

- Planning Framework**

- o This project is included in the FY25 and FY26 Capital Investment Plan.
- o This project was included in the state capital budget for fiscal years 2025-2026 as a bundle of projects for a specific building system. This approach to delivering these deferred maintenance focused projects helps to reduce construction costs and generate ongoing efficiencies. Cost savings are redirected within the category to extend the impact of the state's investment.

- Project Scope**

- o The project will renovate elevators to provide upgraded technology and increase building occupant safety.
- o Highest priority buildings include Eighteenth Avenue Library, Biological Sciences Building, and Veterinary Medical Center, additional elevator scope will be addressed as funding allows.

- Approval Requested**

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

- project team**

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

Project Data Sheet for Board of Trustees Approval

HVAC/Control System Renewal FY25-26

OSU-250038 (REQ ID# FOD241051)

Project Location: Columbus Campus

- **Approval Requested and Amount**

Professional services	\$1.2M
Construction w/contingency	\$6.0M
Total requested	\$7.2M
- **Project Budget**

Professional services	\$1.2M
Construction w/contingency	\$6.0M
Total project budget	\$7.2M
- **Project Funding**

State funds
- **Project Schedule**

BoT professional services approval	11/24
BoT construction approval	11/24
Design	02/25 – 09/25
Construction	11/25 – 11/26
Facility opening	11/26



- **Project Delivery Method**

General Contracting
- **Planning Framework**
 - This project is included in the FY25 Capital Investment Plan.
 - This project was included in the state capital budget for fiscal years 2025-2026 as a bundle of projects for a specific building system. This approach to delivering these deferred maintenance focused projects helps to reduce construction costs and generate ongoing efficiencies. Cost savings are redirected within the category to extend the impact of the state's investment.
- **Project Scope**
 - The project will upgrade HVAC building control systems across multiple buildings to provide efficient and sustainable occupant comfort levels.
 - Highest priority buildings include RPAC, Hayes Hall, Knowlton Hall, and PAES building. Additional HVAC and control system scope will be addressed as funding allows.
- **Approval Requested**
 - Approval is requested to enter into professional services and construction contracts.

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- **project team**

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

Project Data Sheet for Board of Trustees Approval

Roof Renewal - FY25-26

OSU-250037 (REQ ID# FOD241050)

Project Location: Columbus Campus

- **Approval Requested and Amount**

Professional services	\$1.1M
Construction w/contingency	\$7.4M
<hr/>	
Total requested	\$8.5M

- **Project Budget**

Professional services	\$1.1M
Construction w/contingency	\$7.4M
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Total project budget	\$8.5M

- **Project Funding**

State funds

- **Project Schedule**

BoT professional services approval	11/24
BoT construction approval	11/24
Design	04/25 – 04/26
Construction	05/26 – 01/27
Facility opening	01/27

- **Project Delivery Method**

General Contracting

- **Planning Framework**
 - This project is included in the FY25 Capital Investment Plan.
 - This project was included in the state capital budget for fiscal years 2025-2026 as a bundle of projects for a specific building system. This approach to delivering these deferred maintenance focused projects helps to reduce construction costs and generate ongoing efficiencies. Cost savings are redirected within the category to extend the impact of the state's investment.

- **Project Scope**
 - The project will replace roofs that have reached the end of their service life.
 - Highest priority roofs include Scott Lab and Parks Hall. Additional roofs will be addressed as funding allows.

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



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- **project team**

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

Project Data Sheet for Board of Trustees Approval

James Outpatient - Advanced Imaging LINAC

OSU-220735 (REQ ID# JAM220053)

Project Location: The James Outpatient Care

- **Approval Requested and Amount**

Construction w/contingency	\$9.4M
Total requested	\$9.4M

- **Project Budget**

Professional services	\$0.9M
Construction w/contingency	\$9.4M
Total project budget	\$10.3M

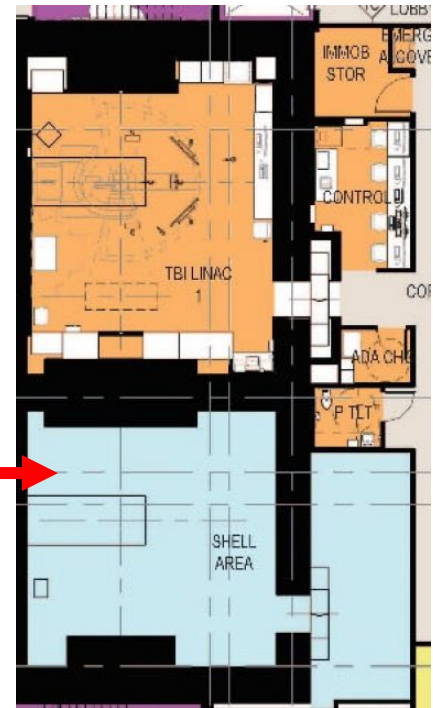
- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	11/23
Design	03/24 – 12/24
BoT construction approval	11/24
Construction	01/25 – 10/25
Facility opening	11/25

**Future
LINAC**



- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY24 Capital Investment Plan.

- **Project Scope**

- The project will install an advanced imaging linear accelerator and associated support spaces, including changing room, equipment room and control room which was previously shelled space.

- **Approval Requested**

- Approval is requested to enter into construction contracts.

- **project team**

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

Project Data Sheet for Board of Trustees Approval

Waterman Infrastructure Project

OSU-240681 (REQ ID# FAES22CO0006)

Project Location: Waterman Laboratory

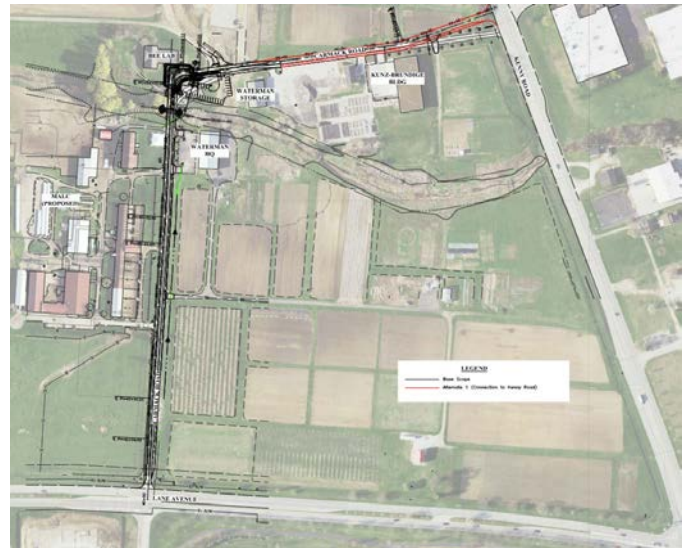
- **Approval Requested and Amount**

Construction w/contingency	\$6.9M
Total requested	\$6.9M
- **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	09/24 – 05/25
BoT construction approval	11/24
Construction	03/25 – 05/26
Facility opening	05/26



- **Project Delivery Method**

Construction Manager at Risk
- **Planning Framework**
 - The Waterman Infrastructure Improvements project is included in the FY25 Capital Investment Plan.
 - This project is in alignment with the 2021 CFAES Master Plan.
- **Project Scope**
 - Carmack Road from Lane Avenue to Kenny Road to be reconstructed and widened to accommodate increased activity at Waterman Laboratory.
 - The project scope includes various infrastructure improvements focused on increasing safety and accessibility for pedestrians, cyclists, and vehicles.
 - The existing stream crossing will be replaced and widened to match the expanded roadway width. New signage will be added to the entrances.
- **Approval Requested**
 - Approval is requested to enter into construction contracts.

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- **project team**

University project manager: Kuhn, Chris
AE/design architect: Evans, Mechwart, Hambleton & Tilton, Inc
CM at Risk or Design Builder: CK Construction Group

APPROVAL FOR MASTER AGREEMENT

**THE OHIO STATE UNIVERSITY TO ENTER AND JOIN IN A MASTER AGREEMENT BETWEEN
SCIENCE AND TECHNOLOGY CAMPUS CORPORATION AND TISHMAN SPEYER
PROPERTIES, L.P. OR ITS AFFILIATE WITH RESPECT TO CERTAIN LAND WITHIN THE
INNOVATION DISTRICT, FRANKLIN COUNTY, COLUMBUS, OHIO**

Synopsis: Authorization for The Ohio State University to enter and join in a Master Agreement between Science and Technology Campus Corporation (SciTech) and Tishman Speyer Properties, L.P. or its affiliate (Tishman Speyer), which Master Agreement sets forth a process for SciTech and Tishman Speyer to enter into ground leases and ground subleases for an approximately 50-acre portion of the university's more than 350-acre innovation district to develop projects that have uses complimentary to the goals and mission of the innovation district.

WHEREAS the university's more than 350-acre innovation district sits on its West campus and supports the integration of education, research and economic development for the benefit of the university, City of Columbus, the Central Ohio region, the State of Ohio and beyond; and

WHEREAS in furtherance of the innovation district, the university has identified approximately 50 acres for development by entities other than the university and worked with SciTech and Tishman Speyer to outline a process whereby the parties may enter into ground leases and ground subleases for uses that are complimentary to the goals and mission of the innovation district; and

WHEREAS The Ohio State University seeks to join in a Master Agreement between SciTech and Tishman Speyer that memorializes the terms and conditions of the process, which agreement has a term of 10 years, subject to extension rights:

NOW THEREFORE

BE IT RESOLVED, That the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to effect execution of the Master Agreement and related agreements for the purpose of development of approximately 50 acres of land within the university's innovation district upon terms and conditions deemed to be in the best interest of the university.

**APPROVAL FOR GROUND LEASE OF REAL PROPERTY (CARMENTON PHASE 1B) FROM THE
OHIO STATE UNIVERSITY TO SCIENCE AND TECHNOLOGY CAMPUS CORPORATION**

**APPROXIMATELY 13 ACRES OF LAND WITHIN THE OHIO STATE UNIVERSITY'S INNOVATION
DISTRICT, FRANKLIN COUNTY, COLUMBUS, OHIO**

Synopsis: Authorization for The Ohio State University to enter into a ground lease in accordance with Ohio Revised Code Section 123.17 or such other authorizing statute(s), with Science and Technology Campus Corporation (SciTech), a not for profit corporation, for approximately 13 acres of land within the university's innovation district. SciTech, in turn, will sublease portions of the land for the purposes of developing a mixed-use project that may include commercial residential buildings, ground floor retail, structured parking and other ancillary uses (Phase 1B).

WHEREAS the university's innovation district sits on its West campus and supports the integration of education, research and economic development for the benefit of the university, City of Columbus, the Central Ohio region, the State of Ohio and beyond; and

WHEREAS in furtherance of the innovation district and in accordance with that certain Master Agreement to be entered into by SciTech and Tishman Speyer Properties, L.P. or its affiliate and joined by the university, the university seeks to lease Phase 1B of the university's innovation district for the development of a mixed-use project to integrate with its recently opened research facilities within the district; and

WHEREAS in accordance with Ohio Revised Code Section 123.17, the land is not required for use of the university:

NOW THEREFORE

BE IT RESOLVED, 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 with SciTech for approximately 13 acres 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 TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND THE MID-OHIO FOOD COLLECTIVE**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Mid-Ohio Food Collective, an Ohio nonprofit agency, to document the value and permit the release of funds appropriated in the State Capital Bill to construct the Eastland Prosperity Center, a multi-purpose community services center, located 4485 Refugee Rd, Columbus, OH, is proposed.

WHEREAS The Ohio State University was allocated \$500,000 in the 2025-2026 State Capital Bill that was specifically designated for use by the Mid-Ohio Food Collective; and

WHEREAS the Mid-Ohio Food Collective will utilize the funds to construct a multi-purpose community services center to provide space for multiple service providers for those in need in Central Ohio; and

WHEREAS the Mid-Ohio Food Collective 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 Mid-Ohio Food Collective's Eastland Prosperity Center 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 Mid-Ohio Food Collective only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of the Eastland Prosperity Center will promote the University's mission to advance the well-being of the people of Ohio through the creation of space to offer necessary services for those in need; and

WHEREAS before the state capital appropriation may be released to the Mid-Ohio Food Collective, the Ohio Department of Higher Education requires that a JUA between the university and the Mid-Ohio Food Collective be signed to document the value of the appropriation to the university 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.

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND THE PAST FOUNDATION**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the PAST Foundation, an Ohio nonprofit agency, to document the value and permit the release of funds appropriated in the State Capital Bill to cover general infrastructure and equipment for the PAST Advanced Manufacturing Fabrication Lab located 1003 Kinnear Road, Columbus, OH, is proposed.

WHEREAS The Ohio State University was allocated \$300,000 in the 2025-2026 State Capital Bill that was specifically designated for use by PAST Foundation; and

WHEREAS PAST Foundation will utilize the funds to install general infrastructure and equipment in the PAST Advanced Manufacturing Lab to provide learning opportunities for students in Central Ohio; and

WHEREAS PAST Foundation 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 PAST Advanced Manufacturing Lab 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 PAST Foundation only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of the Advanced Manufacturing Lab will promote the University's mission to advance the well-being of the people of Ohio and the global community through the creation and dissemination of knowledge; and

WHEREAS before the state capital appropriation may be released to PAST Foundation, the Ohio Department of Higher Education requires that a JUA between the university and PAST Foundation be signed to document the value of the appropriation to the university 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.

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND MERCY HEALTH – SPRINGFIELD REGIONAL MEDICAL CENTER**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with Mercy Health – Springfield Regional Medical Center, an Ohio not-for-profit healthcare system, to document the value and permit the release of funds appropriated in the State Capital Bill to partially cover the cost of advanced radiation therapy equipment for the Springfield Regional Medical Center Advanced Radiation Therapy located 100 Medical Center Dr, Springfield, OH, is proposed.

WHEREAS The Ohio State University was allocated \$750,000 in the 2025-2026 State Capital Bill that was specifically designated for use by Mercy Health – Springfield Regional Medical Center; and

WHEREAS Mercy Health – Springfield Regional Medical Center will utilize the funds to partially cover the cost of advanced radiation therapy equipment and facility improvements to provide radiation treatment for patients in Central Ohio; and

WHEREAS Mercy Health – Springfield Regional Medical Center 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 Springfield Regional Medical Center Advanced Radiation Therapy 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 Mercy Health – Springfield Regional Medical Center only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of the Springfield Regional Medical Center Advanced Radiation Therapy will promote the University's mission to advance the well-being of the people of Ohio through the treatment of patients and education about therapies benefiting individual health; and

WHEREAS before the state capital appropriation may be released to Mercy Health – Springfield Regional Medical Center, the Ohio Department of Higher Education requires that a JUA between the university and Mercy Health – Springfield Regional Medical Center be signed to document the value of the appropriation to the university 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.