

**WEDNESDAY, FEBRUARY 5, 2025**  
**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 Road, Columbus, Ohio 43210

Time: 2:00 – 4:30 p.m.

**Executive Session**

**2:00 – 4:00 p.m.**

**Public Session**

**4:00 – 4:30 p.m.**

*ITEMS FOR DISCUSSION*

1. *Physical Environment Scorecard – Mr. Chris Kabourek* 4:00 – 4:05 p.m.
2. *Major Project Updates – Mr. Mark Conselyea* 4:05 – 4:10 p.m.

*ITEMS FOR ACTION*

3. Approval of November 2024 Committee Meeting Minutes – Mr. John Perez
4. Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts – Mr. Mark Conselyea 4:10 – 4:15 p.m.
5. Approval to Amend the Ohio State Energy Partners Utility System Capital Improvements Plan for Fiscal Year 2025 – Mr. Scott Potter 4:15 – 4:20 p.m.
6. Approval for Disposition of Real Property 3455 Dublin Granville Road – Ms. Amanda Hoffsis 4:20 – 4:25 p.m.
7. Approval of Joint Use Agreements – Ms. Amanda Hoffsis 4:25 – 4:30 p.m.
  - a) PrimaryOne Health Specialty Access Project
  - b) Rev1 Ventures Modern Innovation Center & Incubator
8. Written Report – Bus Testing Facility Design Review

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		
<b>A. FINANCIAL</b>							
1. A&P Total Uses (General & Earnings Funds)	\$100,541,883	\$103,831,000	\$102,115,361	1.7%	▲	\$200,834,430	
<b>B. OPERATIONAL</b>							
1. % Projects Completed On Time >\$200K	100.0%	100.0%	90.0%	11.1%	▬	90.0%	27 of 27 Projects completed On-Time.
2. % Projects Completed On Budget >\$200K	100.0%	100.0%	90.0%	11.1%	▬	90.0%	27 of 27 Projects completed On-Budget.
3. Capital Investment Program Spend*	\$471.7	\$358.6	\$364.1	-1.5%	▬	\$871.1	In Millions
4. Facility Condition Index**	0.12	0.12	0.08	50.0%	▬	0.08	Completed building assessments as of December 31, 2024: 262 buildings assessed, 23.2 million GSF.
5. CABS Riders	1,486,980	1,713,435	1,486,000	15.3%	▬	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 %***	77.5%	72.5%	80.0%	-9.4%	▬	80.0%	YTD (December) Occup: Transient = 68.0%, Permit = 87.0%, Mixed = 61.8%. CampusParc uses loop counters to track counts. In high demand we see counts over 100%.
7. Cost of Daily Temporary Parking Space Closures	\$26,530	\$149,421	\$155,859	-4.1%	▲	\$196,703.25	Key contributors YTD: Martha Morehouse SOAR MRI, ENGIE South Waterman Ductbank, Kinnear Window Replacement, Cannon Phase 2, Tunnel Top Restoration, B & Z Vault, Sisson Hall Temporary Chiller, Verizon 5G.
8. WOSU Broadcast Audience (Viewers, Listeners)	688,400	637,700	688,400	-7.4%	▬	691,225	Data as of Nov. 2025. Dec. data not available at time of reporting. 89.7 FM listeners up 10% and TV households up 6.3% from June 2024.
9. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	3,524,714	2,766,244	3,524,714	-21.5%	▼	7,796,015	Data as of Nov. 2025. Dec. data not available at time of reporting. Unique visitors up 14%, Classical streaming up 6.8%, 89.7FM streaming up 6.4% from June 2024.
<b>C. SAFETY</b>							
1. EHS Recordable Accident Rate (CYTD):	0.94	1.65	1.60	3.1%	▬	1.60	2024 Calendar YTD
2. Major On-Campus Crimes	124	92	124	-25.8%	▼	174	Down from prior month and within normal historic range; below targets for year; motor vehicle thefts down.
3. Average Response Time to In-Progress Calls for Service	4:24	4:30	5:00	-9.8%	▬	5:00	Average response time below monthly and YTD targets
4. Traffic Accidents Injury	20	18	20	-10.0%	▲	36	YTD actual is slightly below target and prior year actual
5. Traffic Accidents Non-Injury	51	64	51	25.5%	▼	110	Monthly and YTD are trending upward, but there is no discernable pattern.
6. Off-Campus Crime Statistics	503	889	519	71.3%	▼	917	Data, temporarily unavailable due to Columbus data breach, now up-to-date through December. Above YTD Target. 52% of total crimes related to Attempted Motor Vehicle Theft, Motor Vehicle Theft, and Theft from Motor Vehicle (which all include eBicycles and eScooters).

\* 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 – February 2025

# 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	COMPLETE	✓	✓	\$68.1 M		
Martha Morehouse Facility Improvements	COMPLETE	✓	✓	\$51.3 M		
Combined Heat & Power Plant/District Heating & Cooling Loop	TBD	✓	✓	\$420.8 M		
Celeste Lab Renovation	5/25	✓	✓	\$50.5M		
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	✓	✓	\$60.0 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		
<b>TOTAL – PROJECTS</b>				<b>\$3,018.7 M</b>		

On Track
  Watching Closely
  Not on Track



Cannon Drive



## Cannon Drive



## Cannon Drive



## Cannon Drive





## Martha Morehouse Outpatient Care



Martha Morehouse Outpatient Care | West Entrance Lobby



## Martha Morehouse Outpatient Care | Atrium



## Martha Morehouse Outpatient Care | Bistro



Martha Morehouse Outpatient Care | Conference Room



**S.O.A.R** | State of Ohio Adversity Resilience



S.O.A.R | MRI



**S.O.A.R** | MRI Observation Workspace





S.O.A.R | Lab/Workspace



## Inpatient Hospital



THE OHIO STATE UNIVERSITY



## Inpatient Hospital | Lobby



## Inpatient Hospital | Patient Room



## Inpatient Hospital | Operating Room



## Inpatient Hospital | Cafeteria

# 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	COMPLETE	✓	✓	\$68.1 M		
Martha Morehouse Facility Improvements	COMPLETE	✓	✓	\$51.3 M		
Combined Heat & Power Plant/District Heating & Cooling Loop	TBD	✓	✓	\$420.8 M		
Celeste Lab Renovation	5/25	✓	✓	\$50.5M		
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	✓	✓	\$60.0 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		
<b>TOTAL – PROJECTS</b>				<b>\$3,018.7 M</b>		

On Track
  Watching Closely
  Not on Track



**SUMMARY OF ACTIONS TAKEN**

*November 12, 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

Kendall C. Buchan  
Robert H. Schottenstein  
John W. Zeiger (ex officio) (arr. 1:02 p.m.)

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

**Members Absent:** N/A

**EXECUTIVE SESSION**

The Master Planning & Facilities Committee of The Ohio State University Board of Trustees convened on Tuesday, November 12, 2024, in person at Longaberger Alumni House on Ohio State’s Columbus campus. Committee Chair John Perez called the meeting to order at 12:59 p.m.

It was moved by Mr. Perez 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 move into executive session with the following members present and voting: Mr. Perez, Mr. Skestos, Mr. Stockmeister, Mrs. Harsh, Dr. Wilkinson, Mr. Bigby, Dr. Buchan and Mr. Schottenstein. Mr. Zeiger was not present for the vote.

The committee entered executive session at 1:00 p.m. and reconvened in public session at 2:23 p.m.

**PUBLIC SESSION**

**Items for Discussion:**

1. Physical Environment Scorecard: Mark Conselyea, vice president for facilities, operations and development, presented the Physical Environment Scorecard, which tracks metrics related to campus operations and safety. Available data for off-campus crimes is somewhat limited due to the recent data breach affecting the City of Columbus.

(See Attachment X for background information, page XX)

2. Major Project Updates: Mr. Conselyea reported on projects over \$20 million. The Combined Heat and Power Plant is not on track for both schedule and budget, and Campbell Hall is being watched closely for budget. Campbell Hall is a complex renovation of an existing building serving the College of Education and Human Ecology. Due to a change in the construction-manager-at-risk early in the project, remaining contingency is tight and is being closely managed. Construction is scheduled to be complete in April 2026.

(See Attachment X for background information, page XX)





3. FOD Annual Report: Mr. Conselyea presented the Facilities Operations and Development (FOD) Annual Report as required by the Board of Trustees Review and Approval of Facilities Improvement Projects, Planning Studies, and Real Estate Transactions policy. The report details the capital projects completed and those approved by the Board for professional services and/or construction in Fiscal Year 2024. It also provides a 10-year trend line on project activity and expenditures.

(See Attachment X for background information, page XX)

4. College Facility Master Plans: Ms. Amanda Hoffsis, vice president for planning, architecture and real estate, gave a brief presentation on the status of college facility master plans. Examining these was a key recommendation from Framework 3.0, and the first round of studies was approved by the Board of Trustees in November 2023. Third-party consultants will be selected to conduct these 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, as a part of the request for professional services, for up to \$1 million for planning studies for Fiscal Year 2025.

**Items for Action:**

5. Approval of Minutes: No changes were requested to the August 22, 2024, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
6. Resolution No. 2025-42: 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.



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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 <sup>rd</sup> 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
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.

(See Appendix X for background information, page XX)

7. Resolution No. 2025-43: Approval for Master Agreement Between The Ohio State University, Science and Technology Campus Corporation, and Tishman Speyer Properties, L.P. or its affiliate:

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.

8. Resolution No. 2025-44: 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.

9. Resolution No. 2025-45: Approval of 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



## THE OHIO STATE UNIVERSITY

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.

10. Resolution No. 2025-46: Approval of 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



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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.

### 11. Resolution No. 2025-47: Approval of 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.

**Action:** Upon the motion of Mr. Perez, seconded by Dr. Wilkinson, 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, Dr. Buchan, Mr. Schottenstein and Mr. Zeiger.

The committee meeting adjourned at 2:45 p.m.

DRAFT

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

**APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS**

BRAIN & SPINE – AHU REPLACEMENT  
DENTAL SIMULATION SPACE MODERNIZATION

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

BUS TESTING FACILITY  
SCHOTTENSTEIN CENTER – MAIN ROOF REPLACEMENT  
2001 POLARIS PARKWAY – CELL THERAPY LAB

**APPROVAL TO ENTER INTO CONSTRUCTION CONTRACTS**

EMERGENCY RESPONSE RADIO SYSTEM  
JAMES OUTPATIENT CARE - NUC MED EXPANSION  
OHIO STATE EAST HOSPITAL – EMERGENCY GENERATOR

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	
Brain & Spine – AHU Replacement	\$5.2M	\$5.2M	Auxiliary Funds
Dental Simulation Space Modernization	\$1.4M	\$1.4M	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	
Bus Testing Facility	\$0.2M	\$14.4M	\$14.6M	Partner funds
Schottenstein Center – Main Roof Replacement	\$1.2M	\$6.8M	\$8.0M	Auxiliary funds
2001 Polaris Pkwy – Cell Therapy Lab	\$0.3M	\$4.3M	\$4.6M	Auxiliary funds



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

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	
Emergency Response Radio System	\$3.2M	\$3.2M	Auxiliary funds
James Outpatient Care – Nuc Med Expansion	\$5.0M	\$5.0M	Auxiliary funds
Ohio State East Hospital – Emergency Generator	\$4.2M	\$4.2M	Auxiliary funds

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

WHEREAS the Finance Committee has reviewed the projects listed above for alignment with the Capital Investment Plan and other applicable financial plans.

NOW THEREFORE

BE IT RESOLVED, that the Board of Trustees hereby approves that the fiscal year 2025 Capital Investment Plan be amended to include professional services approval for the Dental Simulation Space Modernization project; 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.

# Project Data Sheet for Board of Trustees Approval

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## Brain & Spine - AHU Replacement

OSU-200524 (REQ ID# WMC240002)

Project Location: Brain and Spine Hospital (0372)

- **Approval Requested and Amount**

Professional services	\$5.2M
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Total requested	\$5.2M
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- **Project Budget**

Professional services	\$5.2M
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Construction w/contingency	TBD
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Total project budget	TBD
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- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	02/25
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Design	03/25 – 12/25
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BoT construction approval	TBD
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Construction	TBD
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Facility opening	TBD
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- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

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

- A study was completed by Karpinski Engineering to review existing conditions.

- **Project Scope**

- The project will replace all 12 air handlers that support the Brain and Spine Hospital. The equipment will be sized and engineered appropriately to accommodate any future changes to the program or space uses.

- The project will be delivered in phases and will allow for temporary infrastructure to minimize disruptions to hospital operations.

- Project phasing and total cost will be validated during design.

- **Approval Requested**

- Approval is requested to enter into professional services contracts.



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- **project team**

University project manager: Radabaugh, Alexandra

AE/design architect: TBD

CM at Risk or Design Builder: TBD

# Project Data Sheet for Board of Trustees Approval

## Dental Simulation Space Modernization

OSU-250312 (REQ ID# DENT240001)

Project Location: Postle Hall

- **Approval Requested and Amount**

Professional services	\$1.4M
<u>Total requested</u>	<u>\$1.4M</u>

- **Project Budget**

Professional services	\$1.4M
<u>Construction w/contingency</u>	<u>TBD</u>
<u>Total project budget</u>	<u>TBD</u>

- **Project Funding**

University debt, University funds

- **Project Schedule**

BoT professional services approval	02/25
Design	03/25 – 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 this proposed increase.
- The program is based on a study completed in October 2024.

- **Project Scope**

- This project will build out 16,000 SF of shelled space in the new addition of Postle Hall for a Dental Simulation Lab. Once complete, the lab will simulate a clinical environment for dental and hygiene students.
- Scope includes 70 individual 125 square foot clinic stations, instructor spaces for demonstrations, monitoring and grading, a dispensary, lab, office, storage and other support spaces.
- The new space can be converted into functional clinical space in the future if needed.
- The total project cost will be validated during design.

- **Approval Requested**

- Approval is requested to amend the FY25 Capital Investment Plan.
- Approval is requested to enter into professional services contracts.



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- **project team**

University project manager: Garrett, Ken  
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	\$0.2M
Construction w/contingency	\$14.4M
<hr/> Total requested	<hr/> \$14.6M

- **Project Budget**

Professional services	\$2.5M
Construction w/contingency	\$15.1M
<hr/> Total project budget	<hr/> \$17.6M

- **Project Funding**

Partner funds (Federal Department of Transportation Grant)

- **Project Schedule**

BoT professional services approval	08/22
Design	03/23 – 04/25
BoT construction approval	11/24
BoT construction approval	02/25
Construction	06/25 – 09/26
Facility opening	10/26

- **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 construction contracts.



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- **project team**

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

# Project Data Sheet for Board of Trustees Approval

## Schottenstein Center - Main Roof Replacement

OSU-250001 (REQ ID# ABA240008)

Project Location: Schottenstein Center (0081)

- **Approval Requested and Amount**

Professional services	\$1.2M
Construction w/contingency	\$6.8M
<b>Total requested</b>	<b>\$8.0M</b>

- **Project Budget**

Professional services	\$1.2M
Construction w/contingency	\$6.8M
<b>Total project budget</b>	<b>\$8.0M</b>

- **Project Funding**
  - Auxiliary funds

- **Project Schedule**

BoT professional services approval	02/25
Design	03/25 – 05/25
BoT construction approval	02/25
Construction	05/25– 04/26

- **Project Delivery Method**
  - Construction Manager at Risk

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

- **Project Scope**
  - This project will replace the Schottenstein Center roof which is original to the building (1998).

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



- 
- **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

## 2001 Polaris Pkwy - Cell Therapy Lab

OSU-230401 (REQ ID# WMC240015)

Project Location: Polaris Pkwy, 2001 (0836)

- **Approval Requested and Amount**

Professional services	\$0.3M
Construction w/contingency	\$4.3M
<b>Total requested</b>	<b>\$4.6M</b>

- **Project Budget**

Professional services	\$0.4M
Construction w/contingency	\$11.1M
<b>Total project budget</b>	<b>\$11.5M</b>

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	11/23
Design	12/24 – 05/25
BoT construction approval	02/25
Construction	06/25 – 03/26
Facility opening	06/26

- **Project Delivery Method**

General Contracting

- **Planning Framework**

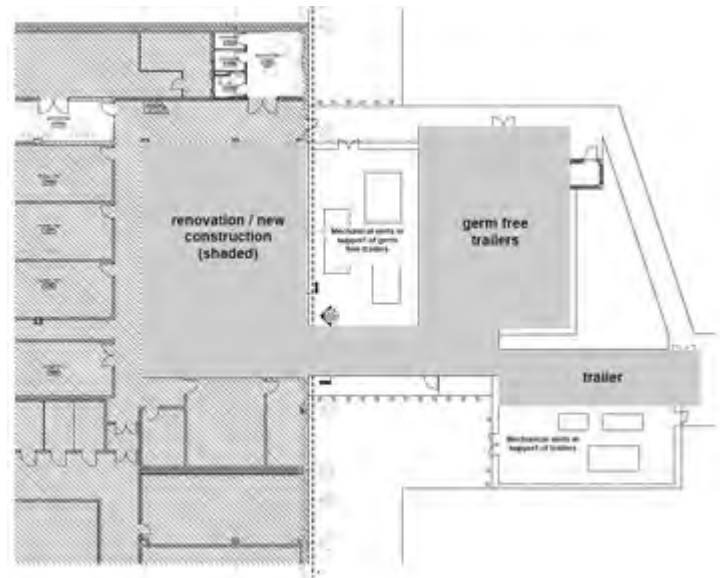
- This project is included in the FY24 Capital Investment Plan.

- **Project Scope**

- This project will deliver the infrastructure to accommodate new cell and gene therapy modular research space, including procurement of modular units from Germ Free.
- Increased scope includes the renovation of existing vivarium spaces within the Polaris facility and an evaluation of future expansion and phasing considerations to add additional Modular Clean rooms.

- **Approval Requested**

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



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- **project team**

University project manager: Garrett, Ken  
AE/design architect: BDTAID, Inc.  
CM at Risk or Design Builder: TBD

# Project Data Sheet for Board of Trustees Approval

## Emergency Response Radio System

OSU-200613 (REQ ID# WMC22000001)

Project Location: \*\*Site-see project information

- **Approval Requested and Amount**

Construction w/contingency	\$3.2M
<u>Total requested</u>	<u>\$3.2M</u>
- **Project Budget**

Professional services	\$1.0M
Construction w/contingency	\$3.6M
<u>Total project budget</u>	<u>\$4.6M</u>
- **Project Funding**

Auxiliary funds
- **Project Schedule**

BoT professional services approval	08/22
Design	10/22 – 12/24
BoT construction approval	02/25
Construction	03/25 – 10/25
Facility opening	11/25



- **Project Delivery Method**

General Contracting
- **Planning Framework**
  - The project is included in the FY23 Capital Investment Plan.
  - The criteria for the installation of Emergency Response Radio Systems (ERRS) systems are based on the National Fire Protection Association (NFPA) and Ohio Fire Code (OFC) guidelines.
- **Project Scope**
  - The project will provide life safety communication coverage for first responders in Rhodes, Doan, Ross, and the James.
  - Scope includes adding a new distribution hub located in Rhodes Tower in addition to new antennas to improve signal coverage.
  - The existing Verizon system will be utilized for signal coverage.
- **Approval Requested**
  - Approval is requested to enter into construction contracts.

- 
- **project team**

University project manager: Radabaugh, Alexandra  
AE/design architect: HAWA  
CM at Risk or Design Builder: TBD

# Project Data Sheet for Board of Trustees Approval

## James Outpatient Care - Nuc Med Expansion

OSU-230732 (REQ ID# IMG230013)

Project Location: The James Outpatient Care (1043)

- **Approval Requested and Amount**

Construction w/contingency	\$5.0M
<u>Total requested</u>	<u>\$5.0M</u>

- **Project Budget**

Professional services	\$0.3M
Construction w/contingency	\$5.0M
<u>Total project budget</u>	<u>\$5.3M</u>

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	05/24
Design	10/24 – 05/25
BoT construction approval	02/25
Construction	05/25 – 01/26
Facility opening	02/26

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

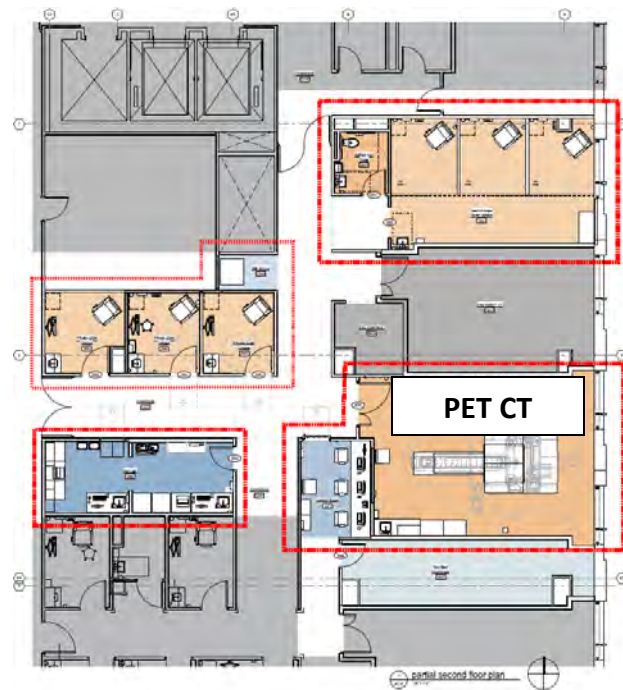
- The project was included in the FY24 Capital Investment Plan
- The PET CT equipment was included in the FY21 Capital Investment Plan for \$2.7M.
- The project is a part of the planned growth and buildout of the James Outpatient Care Facility.

- **Project Scope**

- The project includes the installation of a second PET CT machine, control room, changing, and support space in the Nuclear Medicine Department on the second floor of the James Outpatient Care building to accommodate the additional patient volume.
- The space was included as shell space during the building construction project.

- **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

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### The Ohio State East Hospital - Emergency Generator

OSU-220156 (REQ ID# EAS220003)

Project Location: East Hospital - Main (0398)

- **Approval Requested and Amount**

Construction w/contingency	\$4.2M
Total requested	\$4.2M

- **Project Budget**

Professional services	\$0.6M
Construction w/contingency	\$4.2M
Total project budget	\$4.8M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	08/22
Design	11/22 – 08/25
BoT construction approval	02/25
Construction	01/26 – 12/26
Facility opening	01/27

- **Project Delivery Method**

Design Build

- **Planning Framework**

- This project is included in the FY23 Capital Investment Plan.
- Generator size, budget and schedule were revised during the criteria design phase.

- **Project Scope**

- This project will provide a new 1000 KW generator to support emergency cooling capacity for the Ohio State East Hospital patient tower.
- The project will meet requirements from the City of Columbus noise restriction which will require a specialized enclosure with a decorative screen to shield view from Taylor Avenue from its location on the east side of the Tower.
- Generator has a long lead time (~52-60 weeks), the team plans to pre-purchase this item and the construction schedule has planned for when the equipment will arrive.

- **Approval Requested**

- Approval is requested to enter into construction contracts.



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- **project team**

University project manager: Flaherty, Brendan  
AE/design architect: Osborn Engineering (CrAE)  
CM at Risk or Design Builder: TBD

**APPROVAL TO AMEND THE OHIO STATE ENERGY PARTNERS UTILITY SYSTEM  
CAPITAL IMPROVEMENTS PLAN FOR FISCAL YEAR 2025**

Utility System Life-Cycle Renovation, Repair and Replacement Projects

Synopsis: Approval to amend the Ohio State Energy Partners LLC (“OSEP”) utility system capital improvements plan (“OSEP CIP”) for fiscal year 2025; authorization for OSEP to make such additional 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 fiscal year 2025 OSEP CIP in August 2024,

WHEREAS OSEP has requested approval to amend its fiscal year 2025 OSEP CIP with the addition of two utility system capital improvement projects; and

WHEREAS OSEP has provided detailed descriptions of the proposed additional 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 additional 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 the capital expenditures for the additional approved 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 additional projects and the alignment with university plans and sustainability goals; and

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

WHEREAS the Finance & Investment Committee has reviewed the additional projects for alignment with the university’s Capital Investment Plan and other applicable financial plans:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the amended fiscal year 2025 OSEP CIP; and

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

## BACKGROUND

**TOPIC:** Approval to amend Ohio State Energy Partners' ("OSEP") Utility System Capital Improvements Plan for Fiscal Year 2025

**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"), OSEP will fund and implement capital improvements to the Utility System.

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

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

These OSEP capital projects are categorized as Life-Cycle Renovations, Repair, and Replacement Projects ("LFC"). LFC projects are capital improvements to existing utility system plants and distribution networks.

### SUMMARY:

#### OSU Substation Transformer Replacements – T1 & T2 193-25-LFC

Scope: Initial design for the replacement of two of the three transformers at the OSU substation which are approximately 50 years old. The initial design includes procurement of owner's engineering services to develop the transformer specifications, a full project scope, schedule, budget, and the RFP for procurement.

Initial Design Request: \$ 0.332 M

Project Cost Breakdown	Cost
FY 2025 – Initial Design	\$ 0.332 M
FY 2026 – Detailed Design Estimate	\$ 2.506 M
FY 2027 – Construction Estimate	\$ 4.523 M
FY 2028 – Construction Estimate	\$ 7.053 M
FY 2029 – Construction Estimate	\$ 13.590 M
<b>Total Project Cost</b>	<b>\$ 28.004 M</b>

#### Composite Maintenance-Hole Cover Replacements 305-25-LFC

Scope: Upgrade 58 steam vault maintenance-hole covers. The upgraded covers will be made of a composite material which have a lower coefficient of heat transfer than the existing steel covers.

Design and Construction Cost Request: \$ 0.756 M

Project Cost Breakdown	Cost
FY 2025 – Design and Construction	\$ 0.555 M
FY 2026 – Construction	\$ 0.201 M
<b>Total Project Cost</b>	<b>\$ 0.756 M</b>

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

**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 010-158972, 010-228184 and portions of parcels 010-158960 and 010-158961. All parcels are situated along and near West Dublin Granville Road and located north of the Don Scott Airport; and

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

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

NOW THEREFORE

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

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

**Background**

In February 2024, The Ohio State University (OSU) received Board approval to enter into a contract to dispose of approximately 23.50 acres of land (Resolution #2024-88). All parcels are situated along and near West Dublin Granville Road and located north of the Don Scott Airport.

In May 2024, the university entered into a sale contract with NRP Properties LLC (Buyer) for disposition of the above noted acreage located at 3455 West Dublin Granville Road. The property described in the original sale contract is shown in Exhibit A. Expected income from the sale was estimated at \$7,285,000 (\$310,000 per acre less project expenses).

As a result of the Buyer's due diligence process, wetlands were discovered on the portion of the for-sale parcels that is heavily wooded (parcels 010-159028 and 010-128886), which represent approximately 9.5 acres of the current for sale premises. The Buyer determined the extent of the wetlands present in the wooded area were of such significance that it would be prohibitively expensive to develop.

To achieve highest and best use of the assets, the university seeks Board approval to reconfigure the previously approved site and enter into a contract for the sale of acres of land of equivalent size (approximately 23.50) as shown in Exhibit B. All parcels are situated along and near West Dublin Granville Road and located north of the Don Scott Airport. Expected income from the sale is estimated to remain at \$7,285,000 (\$310,000 per acre less project expenses). Disposition of the property aligns with the university's land asset management goals of strategic divestment and investment of properties to optimize real estate holdings in support of current and future needs.

**Location and Description**

The subject property consists of approximately 23.50 acres of vacant ground situated along and near West Dublin Granville Road, Columbus, Ohio north of the Don Scott Airport. The property will include all of parcels 010-158972 and 010-228184 and portions of parcels 010-158960 and 010-158961.

**Property History**

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

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

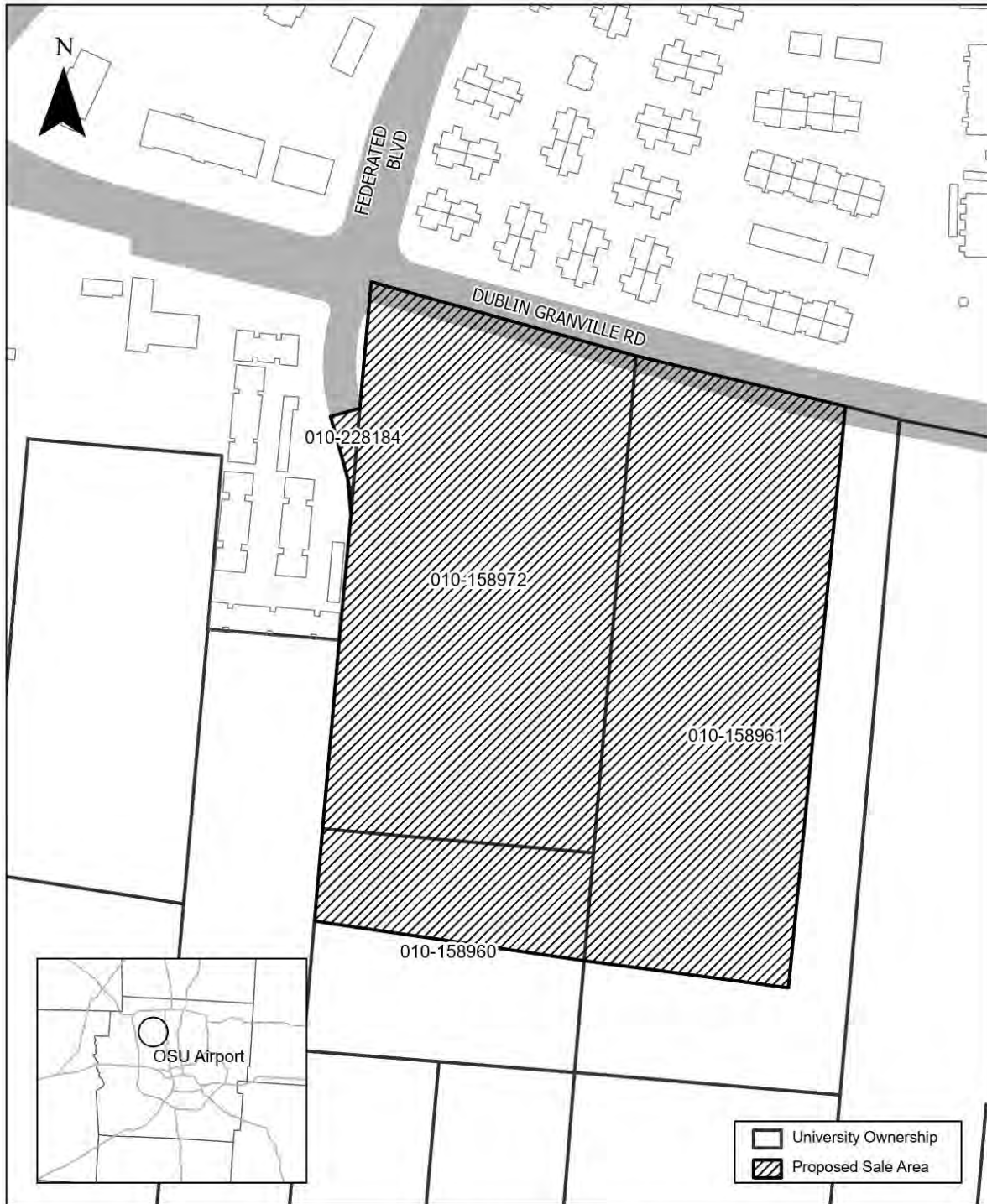
**Sale of Property**

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

EXHIBIT A



# EXHIBIT B



**APPROVAL TO ENTER INTO A JOINT USE AGREEMENT**

**BETWEEN THE OHIO STATE UNIVERSITY  
AND PrimaryOne HEALTH**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with PrimaryOne Health, 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 PrimaryOne Health Specialty Access Project located 1180 E Main St, Columbus, OH, is proposed.

WHEREAS The Ohio State University was allocated \$250,000 in the 2025-2026 State Capital Bill that was specifically designated for use by PrimaryOne Health; and

WHEREAS PrimaryOne Health will utilize the funds to install general infrastructure and equipment at the PrimaryOne Health Specialty Access Project to provide pharmaceuticals and health services to residents of Central Ohio; and

WHEREAS PrimaryOne Health 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 PrimaryOne Health Specialty Access Project 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 PrimaryOne Health only for capital improvements or purchases and shall not be used for operating expenses; and

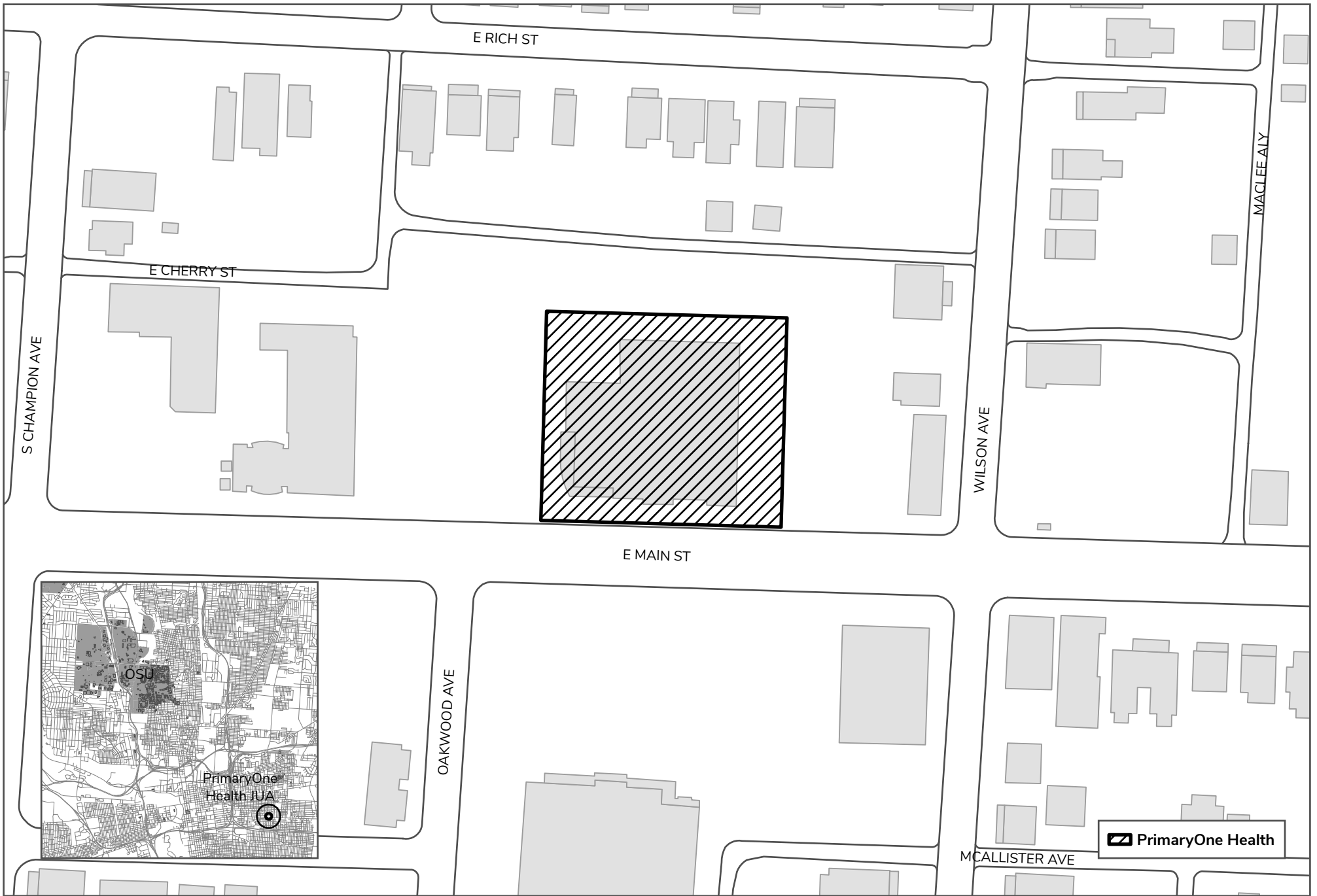
WHEREAS the university's use of the Health Specialty Access Project will promote the University's mission to advance the well-being of the people of Ohio and the global community through positive health outcomes; and

WHEREAS before the state capital appropriation may be released to PrimaryOne Health, the Ohio Department of Higher Education requires that a JUA between the university and PrimaryOne Health 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.





**JOINT USE AGREEMENT BETWEEN**  
**THE OHIO STATE UNIVERSITY AND PrimaryOne HEALTH**  
**1180 E MAIN STREET**  
**COLUMBUS, OHIO 43205**

**APPROVAL TO ENTER INTO A JOINT USE AGREEMENT**

**BETWEEN THE OHIO STATE UNIVERSITY  
AND REV1 VENTURES**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with Rev1 Ventures, 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 Rev1 Ventures Innovation Center & Incubator located at Kenny Rd & Lane Ave, 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 Rev1 Ventures; and

WHEREAS Rev1 Ventures will utilize the funds to install general infrastructure and equipment at the Rev1 Ventures Innovation Center & Incubator to provide office and lab space for start-up entrepreneurs; and

WHEREAS Rev1 Ventures 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 Rev1 Ventures Innovation & Incubation Center for the term of the agreement; and

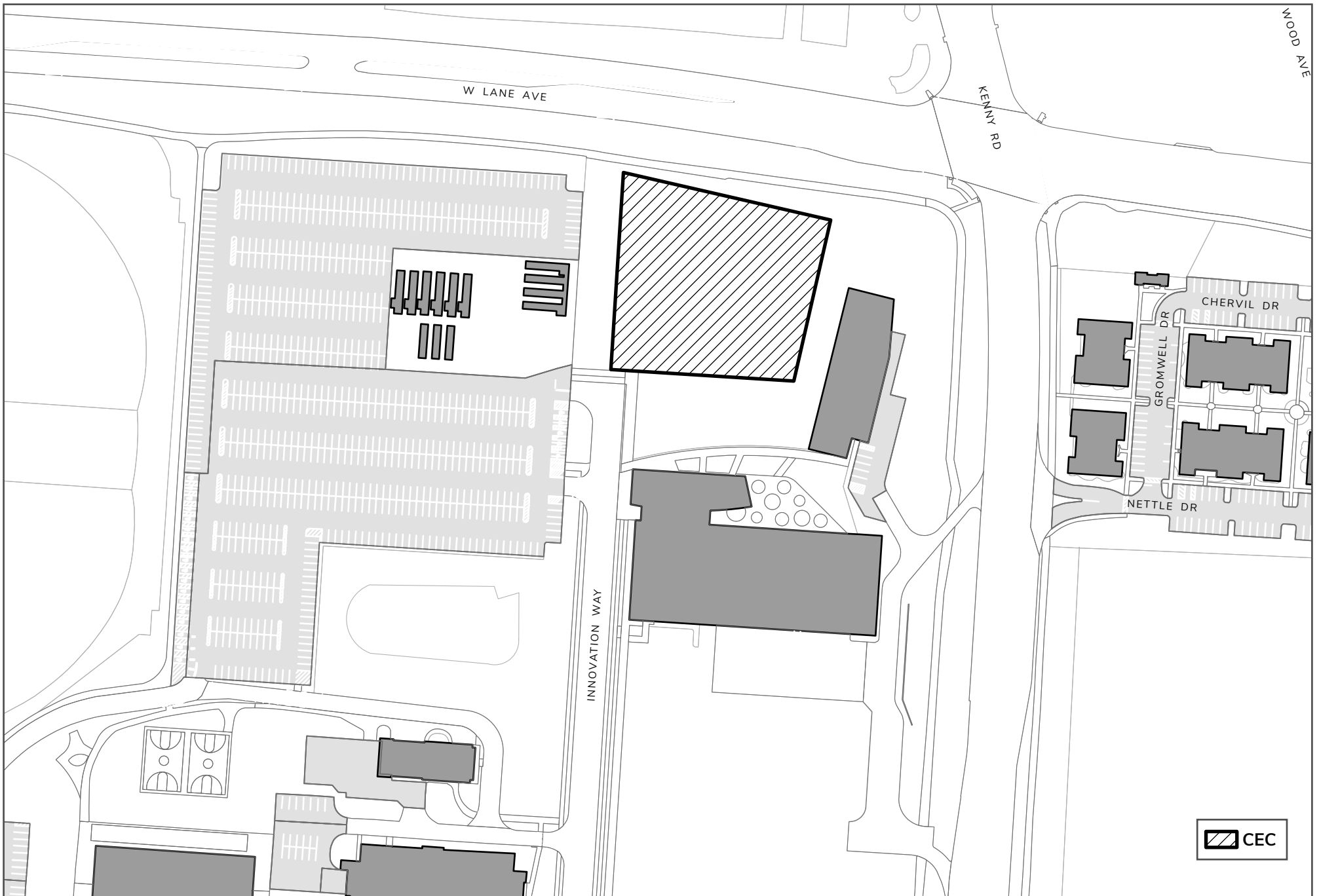
WHEREAS except for the funds used to cover the university's reasonable administrative costs related to the project, the funds provided under this JUA shall be used by Rev1 Ventures only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of the Rev1 Ventures Innovation & Incubation Center will promote the University's mission to advance high-impact science and technology companies in Ohio and the global community through providing incubation space to launch such companies; and

WHEREAS before the state capital appropriation may be released to Rev1 Ventures, the Ohio Department of Higher Education requires that a JUA between the university and Rev1 Ventures 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.



**JOINT USE AGREEMENT BETWEEN**  
**THE OHIO STATE UNIVERSITY AND REV1**  
**VENTURES**  
**SW CORNER OF LANE AVENUE and KENNY ROAD**  
**COLUMBUS, OHIO 43210**

# Master Planning & Facilities Committee

## Bus Testing Facility Design Review

February 5, 2025

### Overview

The project is for the Center for Automotive Research (CAR) which is the preeminent research center in sustainable and safe mobility in the United States and an interdisciplinary research center in The Ohio State University's College of Engineering. With a concentration on preparing the next generation of automotive leaders, CAR is recognized for interdisciplinary emphasis on systems engineering, advanced and unique experimental facilities, collaboration on advanced product development projects with industry, and a balance of government and privately sponsored research. CAR's research focuses on energy, safety and the environment and it offers state-of-the-art facilities for students, faculty, research staff and industry partners.

#### Project Cost

Construction Cost w/ Contingency: \$15.1 M  
Total Project Cost: \$17.6 M

#### Schedule

Construction Start: Q2 2025  
Construction Completion: Q3 2026

#### Project Funding

Partner funds (Federal Department of Transportation Grant)

### Project Narrative

The OSU College of Engineering is planning to construct a Bus Testing Facility for the Center of Automotive Research (CAR). The project will be located at CAR's current facilities at 930 Kinnear Rd. on the university's west campus. The proposed site currently houses CAR's main facility including research laboratories, offices, high bay areas, Ohio State Motorsports / Student Projects Building, and heavy chassis dynamometer space.

This project will support the university's partnership with the Federal Transit Authority (FTA) to support the FTA "Low No Bus Testing Program". The proposed facility is anticipated to be approximately 10,400 SF and will accommodate certified federal testing of busses up to 60 ft long and be flexible to allow for future opportunities for bus technology and design. The facility will require high bay space for bus prep. The facility will also include fuel cell and battery testing spaces, office and conference room space. The proposed building will need to meet the federal certification standards in order to receive federal grant funding.

Key aspects of the project include:

- High bay space
- Observation spaces
- Battery Cell Testing Laboratories
- Fuel Cell Testing Laboratories
- Office & Administrative Space
- Public Lobby

## **Project History / Previous Design and Board Approval**

- BoT Professional Services Approval: August 2022
- Design Review Board Pre-Design Approval: June 2023
- Design Review Board Schematic Design Workshop: September 2023
- Design Review Board Schematic Design Approval: September 2024
- Design Review Board Design Development Approval: November 2024
- BoT Construction Approval: November 2024
- BoT Construction Approval: February 2025 (pending)

## **Section 3 – Framework Context**

This project is consistent with Framework 3.0 and the Carmenton Master Plan which provide guidance for this section of campus. The lot to the east is privately owned and the two lots west of the CAR site and the lot to the north are Ohio State owned.

## **Section 4 - Design Principles / Design Intent / Project Goals**

The designs of architectural and landscape projects at Ohio State should adhere to the following principles:

- Strengthen the Identity and Character of the Campus
- Foster Stewardship of Campus Buildings and Landscapes
- Promote the Exchange of Ideas
- Enhance Environmental Sustainability
- Promote Health and Wellness

### **Strengthen the Identity and Character of the Campus**

Being located remotely from the core of campus the project should primarily reflect its use and be a good neighbor to the adjacent properties. Currently the project is envisioned to be a metal panel facility with storefront emphasis that signals entry and highlights its programming where appropriate.

### **Foster Stewardship of Campus Buildings and Landscapes**

Beyond the stand-alone new Bus Testing Facility, the project needs to reinvent site circulation that works internally and also for future expansions and renovations.

### **Promote the Exchange of Ideas**

This building will be an education and research centric building and ultimately has the opportunity to be a recruiting tool for new students as well as a chance to highlight work for current and potential research partners. Even though the building is set back from Kinnear Road and inboard of the site, it still needs to highlight the great work going on. Education and research will be on display through storefront on the exterior. An interior observation room will allow visitors to look into the high bay areas and research labs.

### **Enhance Environmental Sustainability**

The project will meet the Ohio State Greenbuild Policy and expand on it in several areas. Daylighting is critical to working in the high bay areas with skylights and clearstory windows.

### **Promote Health and Wellness**

Interior daylighting is critical as researchers spend considerable amount of time in the facility doing detailed work. This will be accomplished with clerestory windows as the high bay walls need to be largely windowless. An exterior greenspace and entry court are desired on site to give students and researchers breaks from long working hours and a common place to gather.

A paved walkway in a park-like setting with trees and a large circular seal on the ground. The seal is the official seal of The Ohio State University, featuring a central shield with a sunburst, a banner with the motto "DISCIPLINA", and the words "THE OHIO STATE UNIVERSITY" around the perimeter. The year "1807" is also visible at the bottom of the seal.

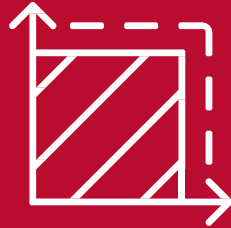
# Center for Automotive Research (CAR) Bus Testing Facility

February 2025



## Program:

Battery Lab  
Fuel Cell  
Prep Bay  
Administrative



## Area:

10,418 GSF



## Budget:

Construction Cost: \$ 15.1M  
Total Project Cost: \$ 17.6M



## Schedule:

Construction Start: Q2 2025  
Construction Complete: Q3 2026



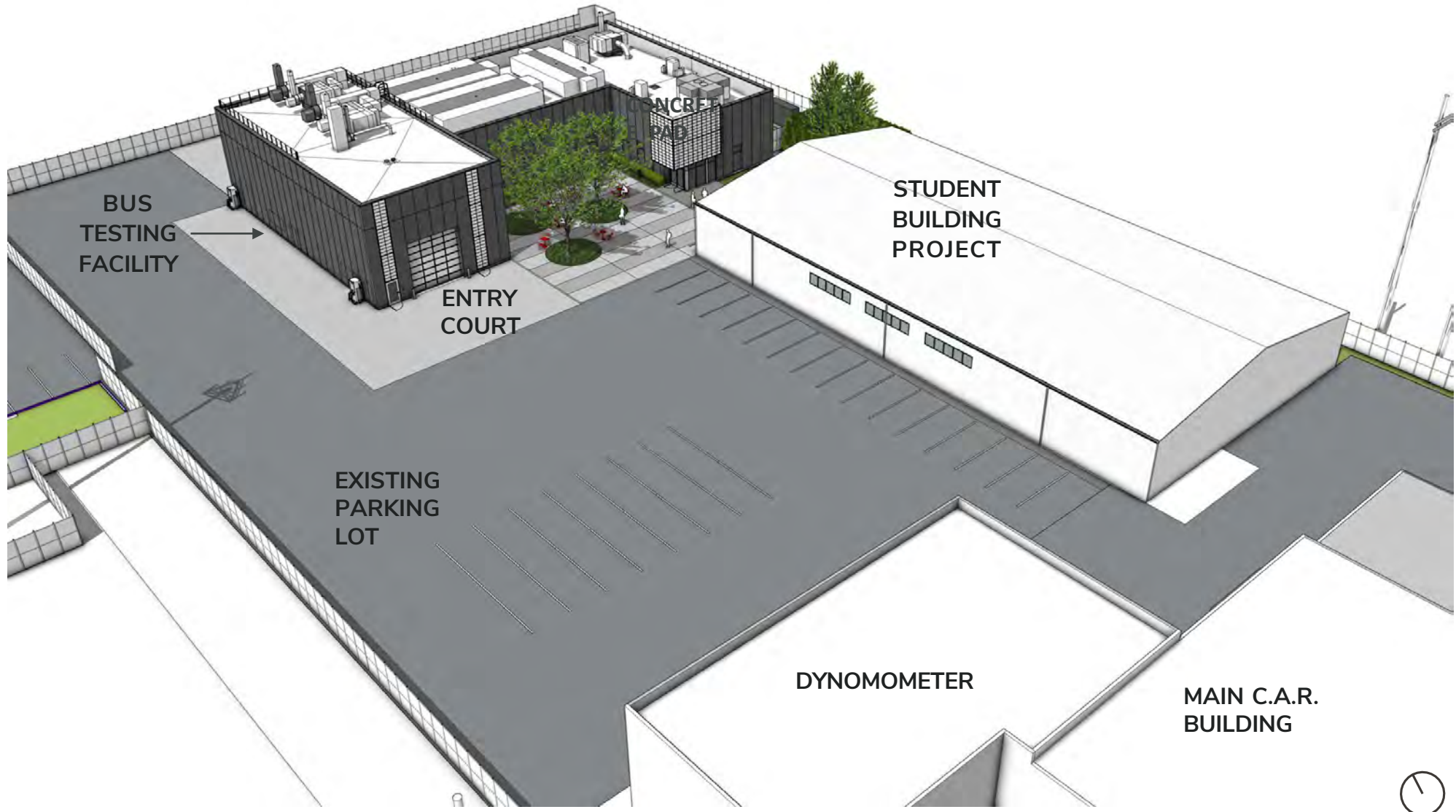


Site Location

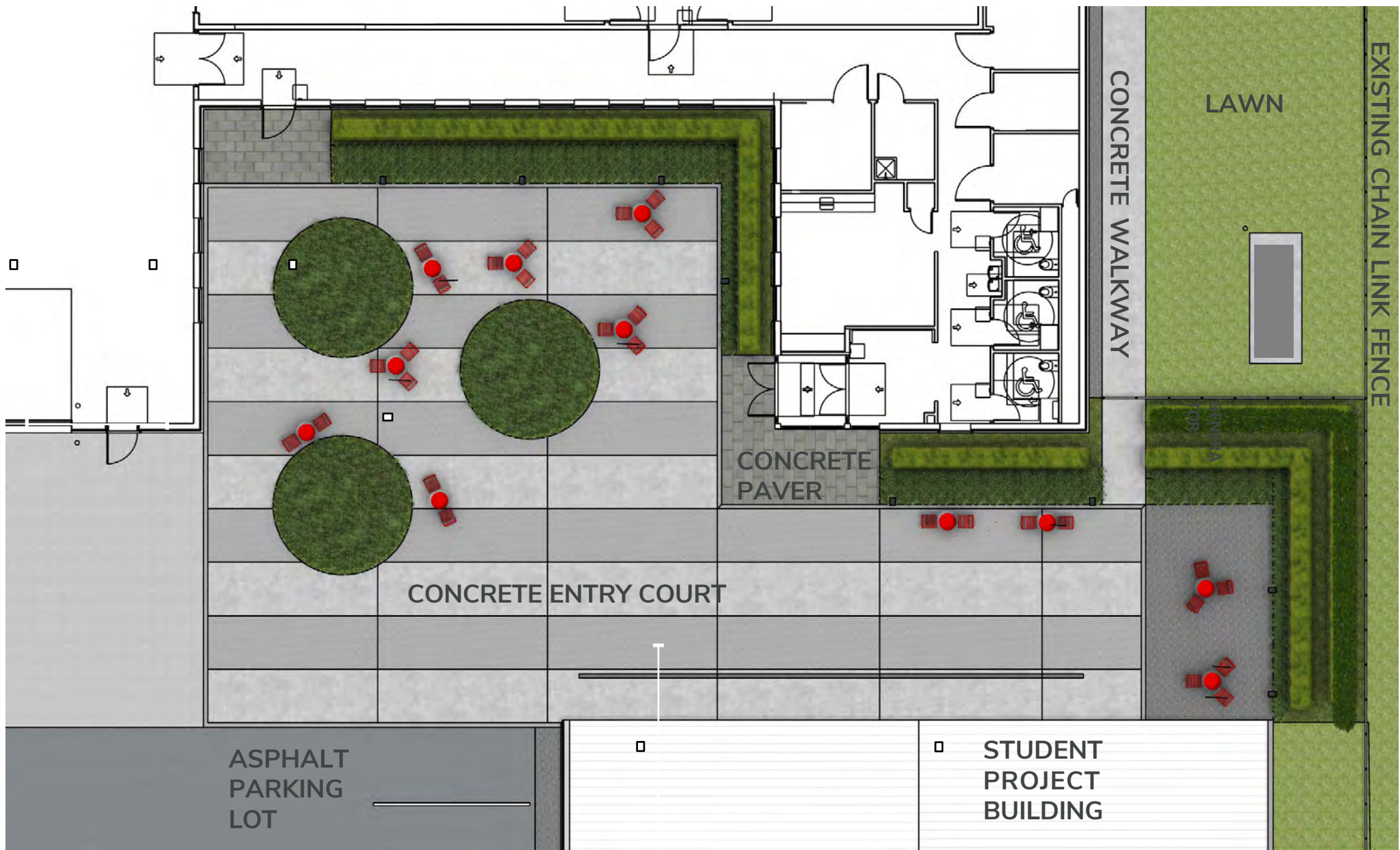




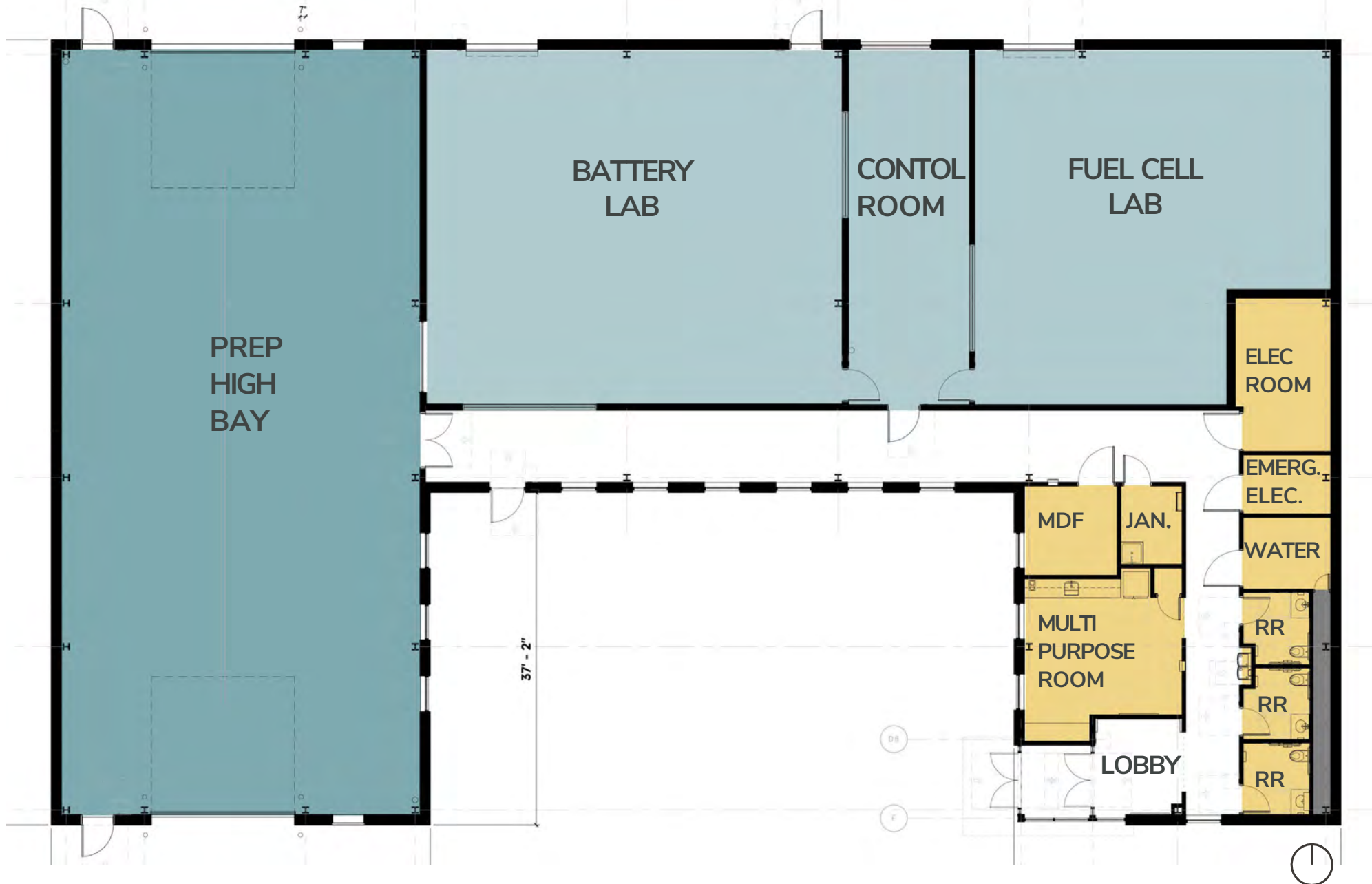
## Existing Condition Photos



## Proposed Plan



## Enlarged Landscape Plan



## Floor Plan



A paved walkway in a park-like setting with trees and a large circular seal on the ground. The seal features a central emblem with a book and a leaf, surrounded by the text 'THE OHIO STATE UNIVERSITY' and 'DISCIPLINA'.

# Center for Automotive Research (CAR) Bus Testing Facility

February 2025