

FRIDAY, MAY 2, 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 Rd, Columbus, Ohio 43210

Time: 9:00-11:45 a.m.

Executive Session

9:00-11:15 a.m.

Public Session

11:15-11:45 a.m.

ITEMS FOR ACTION

1. Approval of February 2025 Committee Meeting Minutes – Mr. John Perez
2. Approval of Interim Capital Investment Plan for Fiscal Year 2026 – Mr. Chris Kabourek 11:15-11:20 a.m.
3. Approval of Ohio State Energy Partners Utility System Interim Capital Improvements Plan for Fiscal Year 2026 – Mr. Scott Potter 11:20-11:25 a.m.
4. Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts – Mr. Mark Conselyea 11:25-11:35 a.m.
5. Approval for Purchase of Real Property – Zollinger Road – Mr. Chris Kabourek 11:35-11:40 a.m.
6. Approval for Perpetual Easements – Mr. Chris Kabourek 11:40-11:45 a.m.
 - a. Perpetual Gas Transmission Easement – Columbia Gas
 - b. Perpetual Roadway Easement – Messner Road, Wooster, Ohio
 - c. Perpetual Sanitary Sewer Easement – City of Columbus
7. Written Reports
 - a. Physical Environment Scorecard
 - b. Major Project Updates



SUMMARY OF ACTIONS TAKEN

February 5, 2025 – Master Planning & Facilities Committee Meeting

Members Present:

Juan Jose Perez
Reginald A. Wilkinson

Pierre Bigby
Kendall C. Buchan

Robert H. Schottenstein

Members Present via Zoom:

George A. Skestos, Alan A. Stockmeister

Members Absent:

Elizabeth A. Harsh, John W. Zeiger (ex officio)

EXECUTIVE SESSION

The Master Planning and Facilities Committee of The Ohio State University Board of Trustees convened on Wednesday, February 5, 2025, in person at Longaberger Alumni House on Ohio State's Columbus campus. Committee Chair John Perez called the meeting to order at 1:58 p.m.

It was moved by Mr. Perez and seconded by Dr. Wilkinson that the committee recess into executive session 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, Dr. Wilkinson, Mr. Bigby, Dr. Buchan and Mr. Schottenstein.

The committee entered executive session at 1:59 p.m. and reconvened in public session at 3:25 p.m.

PUBLIC SESSION

Items for Discussion:

1. Physical Environment Scorecard: Chris Kabourek, senior vice president for administration and planning, presented the Physical Environment Scorecard, which tracks metrics related to campus operations and safety. Of note, off-campus crimes are above the year-to-date target. More than half (52%) of the reported incidents are related to Attempted Motor Vehicle Theft, Motor Vehicle Theft, and Theft from Motor Vehicle. The motor vehicle categories include eBicycles and eScooters.

(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 continues to be off track for both schedule and budget. The Battery Cell Research and Demonstration Center project is being watched closely for schedule and budget, and the Campbell Hall renovation is being watched closely for budget.

(See Attachment X for background information, page XX)

Items for Action:

3. Approval of Minutes: No changes were requested to the November 12, 2024, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
4. Resolution No. 2025-60: 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

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.

(See Attachment X for background information, page XX)

5. Resolution No. 2025-61: 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



THE OHIO STATE UNIVERSITY

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.

6. Resolution No. 2025-62: 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.

(See Attachment X for background information, page XX)

7. Resolution No. 2025-63: Approval to Enter Into a Joint Use Agreement:



THE OHIO STATE UNIVERSITY

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.

(See Attachment X for background information, page XX)

8. Resolution No. 2025-64: 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.



THE OHIO STATE UNIVERSITY

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.

(See Attachment X for background information, page XX)

Action: Upon the motion of Mr. Perez, seconded by Mr. Schottenstein, the foregoing motions were adopted by roll-call vote with the following members present and voting: Mr. Perez, Mr. Skestos, Mr. Stockmeister, Dr. Wilkinson, Mr. Bigby, Dr. Buchan and Mr. Schottenstein.

Written Report

In the public session materials, there was one written report shared for the committee to review:

- a. Bus Testing Facility Design Review

(See Attachment X for background information, page XX)

The committee meeting adjourned at 3:49 p.m.

**APPROVAL OF INTERIM CAPITAL INVESTMENT PLAN
FOR FISCAL YEAR 2026**

Synopsis: Authorization and acceptance of the Interim Capital Investment Plan for the fiscal year ending June 30, 2026, is proposed.

WHEREAS The State of Ohio Biennial Budget for Fiscal Years 2026 and 2027, including funding levels for state institutions of higher education, is still pending in the Ohio General Assembly; and,

WHEREAS the university has not yet finalized its operating budget for Fiscal Year 2026; and

WHEREAS the Interim Capital Investment Plan will allow the university to begin or continue capital projects in support of strategic goals during the period from July 1, 2025 through August 31, 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; and

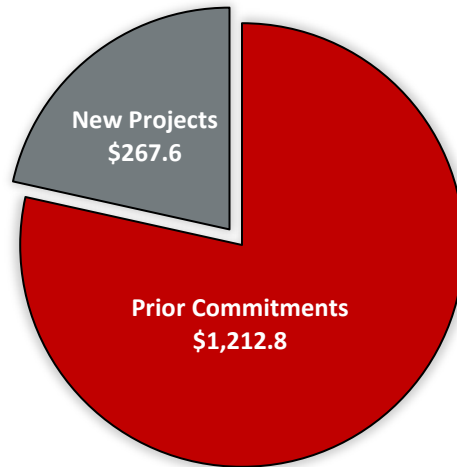
WHEREAS the final fiscal year 2026 Capital Investment Plan will be presented for consideration at the August 2025 Board of Trustees meeting;

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the Interim Capital Investment Plan for the fiscal year ending June 30, 2026; and

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

FY 2026-2030 Interim Capital Investment Plan
May 2, 2025



Total FY26 CIP: \$1,480.4

Table 1 - Prior Commitments - Remaining Spend (As of April 14 Actuals)

\$ in Millions

Line	Capital Priority	Projected Capital Expenditures					Total
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	
1	ABA - Schottenstein Center - Main Roof Replacement	\$ 2.2	\$ 5.5	\$ 0.5	\$ -	\$ -	\$ 8.2
2	ABA - Schottenstein Center - Scoreboard Replacement	\$ 1.0	\$ 2.8	\$ 1.2	\$ -	\$ -	\$ 5.0
3	A&S – Biological Sciences Building Upgrades	\$ -	\$ 1.8	\$ 5.3	\$ 4.7	\$ 2.3	\$ 14.0
4	A&S – Department of Economics Relocation	\$ 4.5	\$ 4.9	\$ -	\$ -	\$ -	\$ 9.4
5	COE – BEMC Phase 2	\$ 32.1	\$ 9.4	\$ 1.4	\$ -	\$ -	\$ 42.9
6	COE – Bus Testing Facility	\$ 2.7	\$ 12.6	\$ 0.7	\$ -	\$ -	\$ 16.0
7	EHE – Campbell Hall Renovation	\$ 16.1	\$ 20.5	\$ 6.3	\$ -	\$ -	\$ 42.9
8	ERIK – Battery Cell Research and Demonstration Center	\$ 6.0	\$ 1.3	\$ -	\$ -	\$ -	\$ 7.4
9	ERIK - Microelectronic Commons	\$ 2.4	\$ -	\$ -	\$ -	\$ -	\$ 2.4
10	FAES – Waterman Infrastructure Project	\$ -	\$ 4.1	\$ 2.8	\$ -	\$ -	\$ 7.0
11	FAES – Waterman Multispecies Animal Learning Center	\$ 21.9	\$ 18.3	\$ -	\$ -	\$ -	\$ 40.2
12	VET – PET/CT Space Renovation	\$ 0.3	\$ 0.8	\$ 1.4	\$ -	\$ -	\$ 2.5
13	WMC – Inpatient Hospital	\$ 201.3	\$ 88.6	\$ -	\$ -	\$ -	\$ 289.9
14	WMC – James Cellular Therapy Lab	\$ 1.3	\$ 3.8	\$ 1.7	\$ -	\$ -	\$ 6.8
15	WMC – James Outpatient Care	\$ 7.5	\$ -	\$ 12.7	\$ -	\$ -	\$ 20.2
16	WMC – James Outpatient Care Buildout	\$ 1.0	\$ 3.8	\$ 1.7	\$ -	\$ -	\$ 6.5
17	WMC – Magnetic Resonance Linear Accelerator & Housing	\$ 0.9	\$ 3.2	\$ 3.6	\$ 2.3	\$ 0.3	\$ 10.3
18	WMC – OSU East 4th Floor OR Renovation	\$ 0.8	\$ 7.0	\$ 10.6	\$ -	\$ -	\$ 18.4
19	WMC – Outpatient Care Powell	\$ 58.3	\$ 46.3	\$ -	\$ -	\$ -	\$ 104.6
20	Roll Up Other Projects	\$ 196.8	\$ 179.2	\$ 160.1	\$ 13.9	\$ 8.5	\$ 558.4
21	Subtotal	\$ 557.1	\$ 413.9	\$ 209.8	\$ 20.9	\$ 11.1	\$ 1,212.8

FY 2026-2030 Interim Capital Investment Plan
May 2, 2025

Table 2 - New Projects Beginning in FY2026

\$ in Millions

Line	Capital Priority	Projected Capital Expenditures					Total
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	
1	Anticipated Spend for CIP Changes	\$ 10.0	\$ -	\$ -	\$ -	\$ -	\$ 10.0
2	Roll up of Small Infrastructure RDM Projects	\$ 2.4	\$ 7.3	\$ 7.5	\$ 4.8	\$ -	\$ 22.0
3	Small Programmatic Cash Ready	\$ 2.2	\$ 10.9	\$ 7.7	\$ 1.5	\$ -	\$ 22.3
4	WMC/COM - Roll up of Multiple Cash Ready	\$ 173.6	\$ 7.9	\$ 5.3	\$ -	\$ -	\$ 186.9
5	New Major Projects						
6	NURS - Newton Hall Space Upgrades	\$ 0.2	\$ 1.4	\$ 2.1	\$ 0.4	\$ -	\$ 4.0
7	NURS - Newton Hall AHU Replacements	\$ 0.3	\$ 2.7	\$ 4.2	\$ 0.8	\$ -	\$ 8.0
8	SL - North Towers Upgrades - Jones, Taylor, Drackett (Design)	\$ 2.2	\$ 6.7	\$ 1.1	\$ -	\$ -	\$ 10.0
9	OAA - Ramseyer Hall Chase Center	\$ 0.2	\$ 1.5	\$ 2.3	\$ 0.4	\$ -	\$ 4.4
10	Grand Total	\$ 191.1	\$ 38.4	\$ 30.1	\$ 7.9	\$ -	\$ 267.6

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

\$ in Millions

Line	Unit	Projected Capital Expenditures							Def. Maint. Addressed	Def. Maint. %
		Local	WMC	State	University		Grand Total	% By Unit		
					Grant	Debt				
1	Academic Support	\$ 20.8	\$ -	\$ 4.4	\$ -	\$ -	\$ 25.2	9.4%	\$ 11.9	47.0%
2	Athletics	\$ 9.2	\$ -	\$ -	\$ -	\$ -	\$ 9.2	3.4%	\$ 2.7	29.6%
3	Infrastructure	\$ 23.9	\$ -	\$ -	\$ -	\$ -	\$ 23.9	8.9%	\$ 11.7	48.8%
4	Regional Campuses	\$ -	\$ -	\$ -	\$ 0.4	\$ -	\$ 0.4	0.1%	\$ -	0.0%
5	Student Life	\$ 12.0	\$ -	\$ -	\$ -	\$ 10.0	\$ 22.0	8.2%	\$ 19.8	90.0%
6	WMC/COM	\$ 15.9	\$ 171.0	\$ -	\$ -	\$ -	\$ 186.9	69.8%	\$ 45.9	24.6%
7	Grand Total	\$ 81.8	\$ 171.0	\$ 4.4	\$ 0.4	\$ 10.0	\$ 267.6	100.0%	\$ 92.0	34.4%

**APPROVAL OF OHIO STATE ENERGY PARTNERS UTILITY SYSTEM INTERIM CAPITAL
IMPROVEMENTS PLAN FOR FISCAL YEAR 2026**

Utility System Life-Cycle Renovation, Repair and Replacement Projects

Synopsis: Approval of Ohio State Energy Partners LLC (“OSEP”) fiscal year 2026 interim capital improvements plan and authorization for OSEP to make capital improvements pursuant to the terms of the First Amended and Restated Long-Term Lease and Concession Agreement for The Ohio State University Utility System dated July 20, 2018, and as amended (the “Agreement”), is proposed.

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

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

WHEREAS the university has not finalized its capital investment plan for fiscal year 2026; and

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

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

WHEREAS the utility system capital improvement projects will be delivered pursuant to the terms of the Agreement; and

WHEREAS the capital expenditures for the approved utility system projects will be added to the utility fee pursuant to the Agreement; and

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

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the fiscal year 2026 interim OSEP CIP as outlined in the attached materials; and

BE IT FURTHER RESOLVED, That the Board of Trustees authorizes OSEP to proceed with these fiscal year 2026 capital improvements to the Utility System as outlined in the attached materials.

BACKGROUND

TOPIC: Approval of Fiscal Year 2026 Ohio State Energy Partners Utility System Interim Capital Improvements Plan

CONTEXT: Pursuant to the First Amended and Restated Long-Term Lease and Concession Agreement for The Ohio State University Utility System dated July 20, 2018, and as amended (the “Agreement”), Ohio State Energy Partners LLC (“OSEP”) will fund and implement capital improvements to the Utility System. Capital investments made by OSEP will be tied to the annual Utility Fee structure pursuant to the Agreement.

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

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

These OSEP interim capital plan projects are Life-Cycle Renovations, Repairs, and Replacement Projects (“LFC”), for improvements to existing campus utility system plants and distribution networks.

SUMMARY:

Heating Hot Water Pipe Replacement 36-24-LFC

Scope: The replacement and upgrade of approximately 1,400 feet of end-of-life and/or failing heating hot water distribution piping and associated equipment that serve Arps and Ramseyer. It is necessary to begin this project promptly to assure that heating service is restored prior to the 2025-2026 heating season. This project was previously approved for design.

Construction Cost Request: \$ 3.987 M

Project Cost Breakdown	Cost
FY 2024 – Design	\$ 0.463 M
FY 2026 – Construction	\$ 3.987 M
Total Project Cost	\$4.450 M

South Neil Tunnel Utility Upgrades – 198-26-LFC

Scope: Design of utility system improvements in coordination with the university’s project to repair the South Neil Tunnel, project OSU-230499. It’s necessary to begin this design work promptly to align with the university’s project schedule.

Design Request: \$ 1.215 M

Project Cost Breakdown	Cost
FY 2026 – Design	\$ 1.215 M
FY 2027 – Construction Estimate	\$10.938 M
Total Project Cost Estimate	\$12.153 M

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

Project Data Sheet for Board of Trustees Approval

Hot Water Pipe Replacement

036-24-LFC

Project Location: Ramseyer and Arps Tunnels

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

Design	\$ 0.463
Construction w/contingency	\$3.987 M ⁽¹⁾
Total requested	\$4.450 M ⁽¹⁾

- **Project Budget**

Design	\$ 0.463
Construction w/contingency	\$3.987 M ⁽¹⁾

Total project budget	\$4.450 M ⁽¹⁾
----------------------	--------------------------

⁽¹⁾ Construction costs are based on proposals received in March 2025.

- **Project Funding**

OSEP Financed	\$4.450 M ⁽¹⁾
University	\$0

- **Project Schedule**

BoT design Approval	05/23
Design	07/24 – 03/24
BoT construction approval	05/25
Construction	06/25 – 11/25
Completion /full operation	03/26

- **Project Delivery Method**

Design-Bid-Build

- **Project Scope**

- Replace approx. 1,400 ft of heating hot water pipes
- Abate the heating hot water piping system in Ramseyer and Arps Tunnels.

- **Project Risks and Impacts**

- Outages to be coordinated with university stakeholders.
- ⊖ Vehicle and pedestrian traffic reroute.
- Labor shortage and supply chain issues.

- **Approval Requested**

- Approval for design received in FY24. Requesting approval for construction in FY26.



project team

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

Project Data Sheet for Board of Trustees Approval

Tunnel Utility Upgrades – South Neil Tunnel

198-26-LFC

Project Location: South Tunnel

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

Design Only	\$1.215 M ⁽¹⁾
-------------	--------------------------

Total requested	\$1.215 M ⁽¹⁾
-----------------	--------------------------

- **Project Budget**

Design Only	\$1.215 M ⁽¹⁾
w/o contingency	

Total project budget	\$1.215 M ⁽¹⁾
----------------------	--------------------------

⁽¹⁾ Updated prices based on estimate provided by OSU.

- **Project Funding**

OSEP Financed	\$1.215M ⁽¹⁾
University	\$0

- **Project Schedule**

BoT Approval for Design	05/25
-------------------------	-------

Completion of Design operation 07/25 – 10/25

- **Project Delivery Method**

Design-Bid-Built

- **Project Scope**

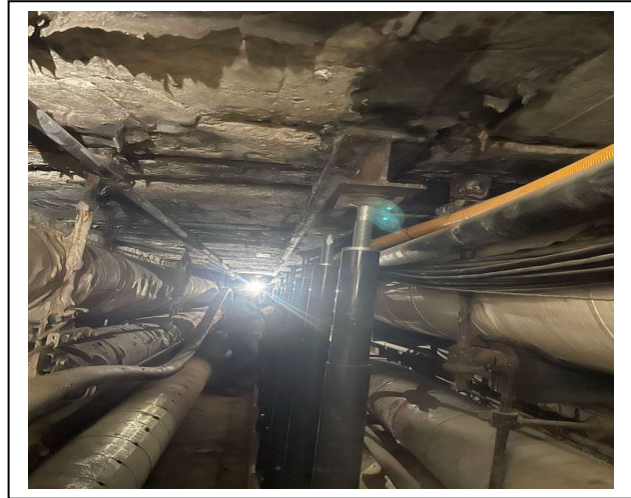
- The university is performing structural repairs/improvements to the South Neil tunnel. This request for OSEP funds will be used to design utility system upgrades associated with the university's tunnel project. This is a coordination project led by OSU-230499.
- Project scope includes the replacement of sections of steam and condensate pipes, including anchors, isolation valves, steam traps, pipe supports, and insulation.

- **Project Risks and Impacts**

- Outages to be coordinated with university stakeholders.

- **Approval Requested**

- Requesting approval for design in FY26.



project team

- OSEP project manager: Firas S. Oueis
- AE/design architect: RMF Engineering
- General Contractor: DBB – To be determined

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

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES CONTRACTS

ATHLETICS TECHNOLOGY MODERNIZATION
NORTH TOWERS BUILDING UPGRADES
TUNNEL REHABILITATION PHASE 1
UH-DOAN HALL SPRINKLER INSTALLATION

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

DOAN – REPLACE SPECT CTs
OUTPATIENT EAST – EXISTING LOT RENOVATION
OUTPATIENT EAST –NEW WEST PARKING LOT
SCHOTTENSTEIN CENTER – SCOREBOARD REPLACEMENT

APPROVAL TO INCREASE CONSTRUCTION CONTRACTS

BATTERY CELL RESEARCH & DEMONSTRATION CENTER

Synopsis: Authorization to enter into/increase professional services and construction contracts, as detailed in the attached materials, is proposed.

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

	Prof. Serv. Approval Requested	Total Requested	
Athletics Technology Modernization	\$1.7M	\$1.7M	Auxiliary funds
North Towers Building Upgrades	\$10.0M	\$10.0M	University debt
Tunnel Rehabilitation Phase 1	\$1.0M	\$1.0M	University debt University funds State funds Partner funds
UH-Doan Hall Sprinkler Installation	\$1.2M	\$1.2M	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	
Doan – Replace SPECT CTs	\$0.3M	\$4.3M	\$4.6M	Auxiliary funds
Outpatient East – Existing Lot Renovation	\$0.8M	\$4.7M	\$5.5M	Auxiliary funds
Outpatient East – New West Parking Lot	\$1.1M	\$6.1M	\$7.2M	Auxiliary funds
Schottenstein Center – Scoreboard Replacement	\$0.6M	\$4.6M	\$5.2M	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 increase construction contracts for the following projects; and

	Construction Approval Requested	Total Requested	
Battery Cell Research & Demonstration Center	\$1.7M	\$1.7M	University 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.

Project Data Sheet for Board of Trustees Approval

Athletics Technology Modernization

OSU-250319 (REQ ID# ABA260006)

Project Location: Athletics District/Ohio Stadium

- **Approval Requested and Amount**

Professional services	\$1.7M
Total requested	\$1.7M

- **Project Budget**

Professional services	\$1.7M
Construction w/contingency	TBD
Total project budget	TBD

- **Project Funding**

Auxiliary Funds

- **Project Schedule**

BoT professional services approval	05/25
Design	08/25 – 05/26
BoT construction approval	TBD
Construction	TBD
Facility opening	TBD

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY26 Capital Investment Plan.
- Two prior studies, completed in 2022 and 2023, have guided the planning and development of this project.

- **Project Scope**

- The project will upgrade technology to elevate the student-athlete and fan experience. Scope includes scoreboard modernization and audio system improvements at Ohio Stadium, Bill Davis Stadium, Buckeye Field, Jesse Owens Memorial Stadium, and the Woody Hayes Athletic Center.
- Total project cost will be confirmed during design.

- **Approval Requested**

- Approval is requested to enter into professional services contracts.



- **project team**

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

Project Data Sheet for Board of Trustees Approval

North Towers Building Upgrades

OSU-250125 (REQ ID# SL260001)

Project Location: Drackett Tower (0189), Jones Tower (0267), Taylor Tower (0268)

- **Project Budget**

Professional services	\$10.0M
Total project budget	\$10.0M

- **Project Budget**

Professional services	TBD
Construction w/contingency	TBD
Total project budget	TBD

- **Project Funding**

University debt

- **Project Schedule**

BoT professional services approval	05/25
Design (Phased)	05/25 – 05/27
BoT construction approval	02/26
Construction (Phased)	11/26 – 08/30

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

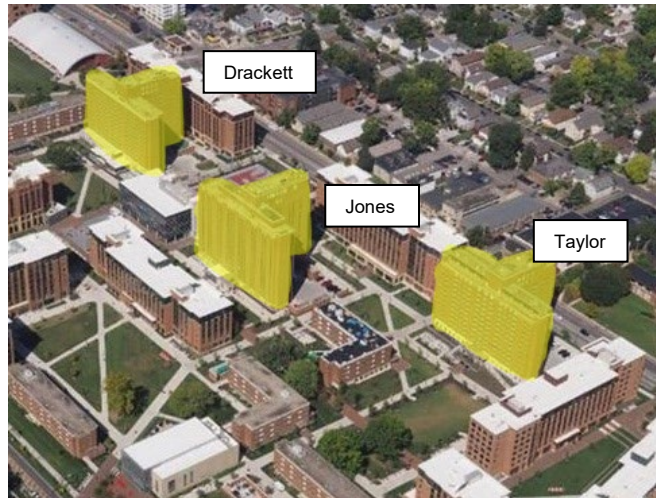
- This project is included in the FY26 Capital Investment Plan.

- **Project Scope**

- This project will address deferred maintenance of aging mechanical systems and infrastructure while improving the student living environment.
- Plumbing systems, including domestic supply, heating, and sanitary lines, will be fully replaced. The main electrical distribution will be upgraded, and sprinkler systems will be installed to meet current codes.
- Main entry levels in Jones, Taylor, and Drackett residence halls will be reconfigured and renovated. Finishes will be updated on all floors. The updated finishes will align these residence halls with other nearby campus facilities, enhancing the overall student experience.

- **Approval Requested**

- Approval is requested to enter into professional services contracts.



- **project team**

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

Project Data Sheet for Board of Trustees Approval

Tunnel Rehabilitation Phase I

OSU-230499 (REQ ID# FOD230015)

Project Location: **Site-see project information

- **Approval Requested and Amount**

Professional services	\$1.0M
Total requested	\$1.0M

- **Project Budget**

Professional services	\$2.7M
Construction w/contingency	\$26.3M
OSEP/ENGIE scope	\$13.0M
Total project budget	\$42.0M

- **Project Funding**

University debt, University funds, State funds,
Partner funds (OSEP/ENGIE)

- **Project Schedule**

Design	04/23 – 10/24
BoT professional services approval	11/23
BoT construction approval	11/23
Construction	05/24 – 12/26
BoT prof services approval (increase)	05/25
Facility opening	12/26



- **Project Delivery Method**

General Contracting

- **Planning Framework**

- This project is included in the FY23, FY24 and FY25 Capital Investment Plans.

- **Project Scope**

- This request is for design of the South Neil tunnel scope in coordination with OSEP/ENGIE.
- Bid favorability allows the highest priority of Phase 2, the South Neil tunnel, to be moved to Phase 1.
- This is the first phase of a three-phase project addressing deferred maintenance, including structural repairs, asbestos removal, and drainage/water infiltration issues. Phases 2 and 3 have not been funded.
- Work will include structural repairs and piping replacements from 19th Avenue to an area near Lazenby Hall on South Neil.

- **Approval Requested**

- Approval is requested to increase professional services contracts.

- **project team**

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

Project Data Sheet for Board of Trustees Approval

UH-Doan Hall Sprinkler Installation

OSU-255353 (REQ ID# WMC240003)

Project Location: Doan Hall (0089)

- **Approval Requested and Amount**

Professional services	\$1.2M
Total requested	\$1.2M
- **Project Budget**

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

Auxiliary funds
- **Project Schedule**

BoT professional services approval	05/25
Design	08/25 – 01/26
BoT construction approval	TBD
Construction	TBD
Facility opening	TBD
- **Project Delivery Method**

Design Build - Competitive GMP
- **Planning Framework**
 - This project was included in the FY24 Capital Investment Plan.
- **Project Scope**
 - This project will upgrade the existing sprinkler coverage in Doan Hall to meet new code requirements, with compliance required by June 2028.
 - The renovation scope includes removing all medical gas and plumbing fixtures on floors 6-11.
 - Final scope and total project cost will be confirmed during design.
- **Approval Requested**
 - Approval is requested to enter into professional services contracts.



-
- **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

Doan - Replace SPECT CTs

OSU-240329 (REQ ID# WMC240003)

Project Location: Doan Hall (0089)

- Approval Requested and Amount**

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

- Project Budget**

Professional services	\$0.3M
Construction w/contingency	\$4.3M
Total project budget	\$4.6M

- Project Funding**

Auxiliary funds

- Project Schedule**

BoT professional services approval	05/25
BoT construction approval	05/25
Design	06/25 – 10/25
Construction	11/25 – 03/26
Facility opening	04/26

- Project Delivery Method**

Construction Manager at Risk

- Planning Framework**

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

- Project Scope**

- The project will remove four SPECT-CTs and re-install three new SPECT-CTs in Doan Hall within the Nuclear Medicine suite.
- The space will be renovated to include infrastructure upgrades that accommodate a larger footprint and meet the criteria outlined by the Facility Guidelines Institute for Design & Construction of Health Facilities.

- Approval Requested**

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



- project team**

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

Project Data Sheet for Board of Trustees Approval

Outpatient East - Existing Lot Renovation

OSU-240249 (REQ ID# EAS240017)

Project Location: Outpatient Care East (0837)

- **Approval Requested and Amount**

Professional services	\$0.8M
Construction w/contingency	\$4.7M
Total requested	\$5.5M

- **Project Budget**

Professional services	\$0.8M
Construction w/contingency	\$4.7M
Total project budget	\$5.5M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

Design	08/24 – 01/26
BoT professional services approval	05/25
BoT construction approval	05/25
Construction	03/26 – 09/26
Facility opening	09/26

- **Project Delivery Method**

General Contracting

- **Planning Framework**

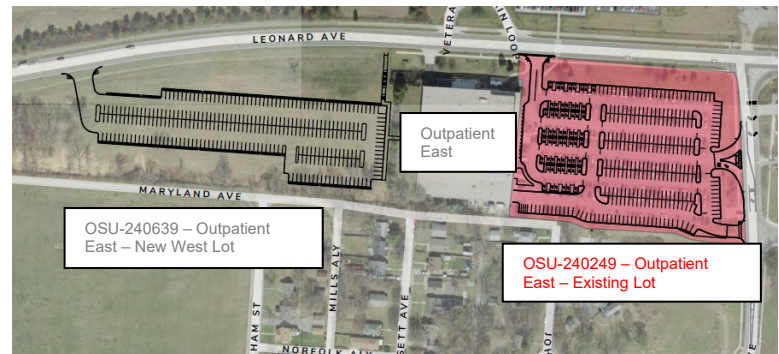
- This project is included in the FY24 Capital Investment Plan.
- This project was originally below Board of Trustees threshold for approval.

- **Project Scope**

- During design, the extent of the rehabilitation was expanded which increased the total project cost above the Board of Trustees threshold for approval.
- The project will reconstruct the existing parking lot on the east side of the Outpatient Care East facility.
- The new layout will enhance traffic flow and improve patient access by optimizing both pedestrian pathways and vehicular travel lanes.
- Construction is contingent upon the approval and completion of the New West Parking Lot (OSU-240639), which will provide temporary parking during the east lot's renovation.

- **Approval Requested**

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



- **project team**

University project manager: Kitchen, Donovan
AE/design architect: Korda
CM at Risk or Design Builder: TBD

Project Data Sheet for Board of Trustees Approval

Outpatient East - New West Parking Lot

OSU-240639 (REQ ID# EAS240043)

Project Location: Outpatient Care East (0837)

- **Approval Requested and Amount**

Professional services	\$1.1M
Construction w/contingency	\$6.1M
Total requested	\$7.2M

- **Project Budget**

Professional services	\$1.1M
Construction w/contingency	\$6.1M
Total project budget	\$7.2M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

Design	08/24 – 04/25
BoT professional services approval	05/25
BoT construction approval	05/25
Construction	07/25 – 12/25
Facility opening	12/25

- **Project Delivery Method**

General Contracting

- **Planning Framework**

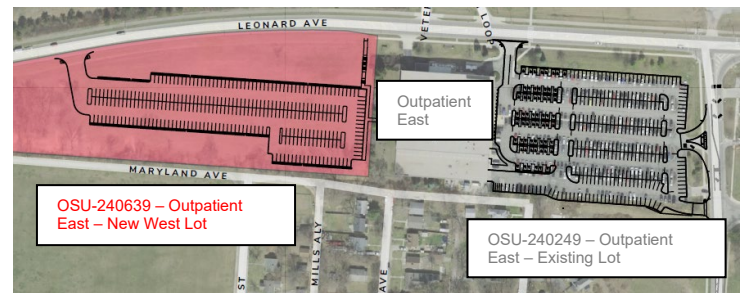
- This project is included in the FY24 Capital Investment Plan.
- This project was originally below Board of Trustees threshold for approval.

- **Project Scope**

- Due to contaminated soils on-site, the total project cost increased above the Board of Trustees threshold for approval.
- A new staff parking lot will be built on the vacant lot west of the Outpatient Care East building to address parking concerns and serve as temporary parking during the renovation of the existing lot reconstruction project (OSU-240249).

- **Approval Requested**

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



- **project team**

University project manager: Kitchen, Donovan
AE/design architect: EMH&T
CM at Risk or Design Builder: TBD

Project Data Sheet for Board of Trustees Approval

Schottenstein Center - Scoreboard Replacement

OSU-250201 (REQ ID# ABA240003)

Project Location: Schottenstein Center (0081)

- **Approval Requested and Amount**

Professional services	\$0.6M
Construction w/contingency	\$4.6M
Total requested	\$5.2M

- **Project Budget**

Professional services	\$0.6M
Construction w/contingency	\$4.6M
Total project budget	\$5.2M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	05/25
BoT construction approval	05/25
Design	06/25 – 09/25
Construction	04/26 – 09/26
Facility opening	10/26

- **Project Delivery Method**

General Contracting

- **Planning Framework**

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

- **Project Scope**

- This project will replace the existing scoreboard, the 360-degree ribbon board, and all outdated LED boards and signs. The new scoreboard will fit within the existing footprint and reuse the hoist.
- To accommodate event schedules, this project was separated from the Athletics Technology Modernization initiative, allowing for greater flexibility in scheduling construction.
- The gap between design and construction provides time to order materials in advance, ensuring installation does not disrupt scheduled events.

- **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

Battery Cell Research & Demonstration Center

OSU-230897 (REQ ID# RCH230011)

Project Location: Kinnear Rd, 1275-1305 (0395)

- **Approval Requested and Amount**

Construction w/contingency	\$1.7M
Total requested	\$1.7M

- **Project Budget**

Professional services	\$2.3M
Construction w/contingency	\$21.4M
Total project budget	\$23.7M

- **Project Funding**

University funds, Partner funds (Honda, Schaeffler)

- **Project Schedule**

BoT professional services approval	08/23
Design	11/23 – 07/24
BoT construction approval	11/23
Construction	06/24 – 08/25
BoT construction approval (increase)	05/25
Facility opening	09/25

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

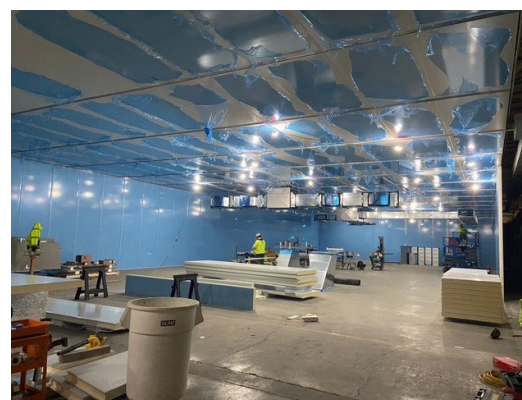
- This project is included in the FY24 Capital Investment Plan.

- **Project Scope**

- The requested increase is to accommodate building modifications due to additional equipment required in the battery formation room, as well as changes to the specifications of user-provided equipment.
- This project will renovate 21,897 square feet of warehouse space at 1305 Kinnear Road facility into a dedicated battery cell research, production and support space for the Institute of Materials Research.
- The Battery Pilot and Prototyping Lab will contain a 4,148 square foot -40c dry room and a 1,257 square foot -60c super dry room to accommodate solid state battery production.
- The project will accelerate the domestic development of battery cell materials and manufacturing technologies while providing an experiential learning setting for advanced battery technology workforce development.

- **Approval Requested**

- Approval is requested to increase construction contracts.



- **project team**

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

APPROVAL FOR PURCHASE OF REAL PROPERTY

5.070+/- ACRES AT 1800 ZOLLINGER ROAD,
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to purchase property described as Outpatient Care Upper Arlington from Medstone Realty Company, LLC located at 1800 Zollinger Road, Upper Arlington, Ohio, is proposed.

WHEREAS The Ohio State University seeks to acquire 5.070 acres of improved real property located at 1800 Zollinger, Upper Arlington, Ohio, identified as Franklin County parcel number 070-003229; and

WHEREAS the purchase of this property supports the university's plan for strategic investment in outpatient services for neighboring communities:

NOW THEREFORE

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

**APPROVAL FOR ACQUISITION OF REAL PROPERTY
1800 ZOLLINGER ROAD
UPPER ARLINGTON, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

In 2015, Medstone Realty Company, LLC (Medstone), a subsidiary of Campus Partners, acquired unimproved property located at 1800 Zollinger Road, Upper Arlington, Ohio for the purpose of constructing a medical office facility that would be leased to The Ohio State University (OSU). In 2016, OSU entered into a long-term lease with Medstone for the building now known as The Ohio State Outpatient Care Upper Arlington and pre-paid rent to Medstone in the amount of \$20,867,000. The lease contained a purchase option for OSU to acquire the property from Medstone for one dollar (\$1.00). The university would like to exercise its purchase right.

Location and Description

The subject property consists of approximately 5.070 acres of improved real property situated at 1800 Zollinger Road, Upper Arlington, Ohio. The property is Franklin County parcel number 070-003229 and located in the Kingsdale Shopping Center area of Upper Arlington.

Property History

In 2009, the City of Upper Arlington entered into a development agreement with Continental Real Estate Companies (Continental) to bring new investment and business to the Kingsdale shopping center. As part of that agreement, Upper Arlington purchased approximately five acres of the Kingsdale property from Continental to facilitate the development of new professional or medical office space. Continental retained a right to repurchase the office parcel and held the exclusive right to market it for development through November 2014. In order to react in a quickly evolving market, Upper Arlington, Medstone, and the university entered into a Tri-Party Agreement to develop the site. Medstone acquired the property and has held ownership since May 14, 2015.

Purchase of Property

Planning, Architecture and Real Estate recommends that the above referenced property be acquired under terms and conditions that are deemed to be in the best interest of the university.



APPROVAL FOR A PERPETUAL GAS TRANSMISSION EASEMENT

6.069+/- ACRES ON ACKERMAN ROAD,
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to grant Columbia Gas of Ohio, Inc. a perpetual natural gas transmission easement across university property located along Ackerman Road, Columbus, Ohio, is proposed.

WHEREAS Columbia Gas of Ohio, Inc. has requested an easement for natural gas purposes be granted across 6.069 acres of university land along Ackerman Road and the norther border of Waterman Agricultural and Natural Resources Laboratory in Columbus, Ohio; and

WHEREAS the natural gas infrastructure improvements, which are mandated by the federal government, will enhance safety and support the region.

WHEREAS Columbia Gas of Ohio, Inc. will be responsible for the costs and expenses of the installation, maintenance, and ongoing operation the natural gas infrastructure:

NOW THEREFORE

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

**PERPETUAL GAS TRANSMISSION EASEMENT
BETWEEN THE OHIO STATE UNIVERSITY
AND COLUMBIA GAS OF OHIO, INC.
ACKERMAN ROAD, COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

In December 2024, The Ohio State University (OSU) granted Columbia Gas of Ohio, Inc. (Columbia Gas) a 25-year gas pipeline easement to replace an existing 20-inch-high pressure gas line that crosses Waterman Agricultural and Natural Resources Laboratory ("Waterman Lab") and adjacent areas along Ackerman/Kenny Road through the Columbus campus.

This is a large, several phase project for Columbia Gas that will cross the City of Columbus, City of Upper Arlington, and other municipalities and is being undertaken to comply with federal safety mandates. Columbia Gas initially proposed a replacement alignment path bifurcating Waterman Lab that would impact research areas and affect long term strategic use of the research facility. To protect research and future conditions, OSU requested an alignment located along the university's northern boundary abutting an unbuilt City of Columbus 40-foot right of way corridor to which Columbia Gas agreed. The alignment and transaction terms were fully vetted through a rigorous university review process.

Columbia Gas has requested that the easement be granted in perpetuity. Consequently, the 25-year easement that was granted was intended to serve as an interim step until approval for a perpetual easement could be granted. Once Board of Trustees approval is obtained, the university will move forward with obtaining legislative authority to grant the perpetual easement.

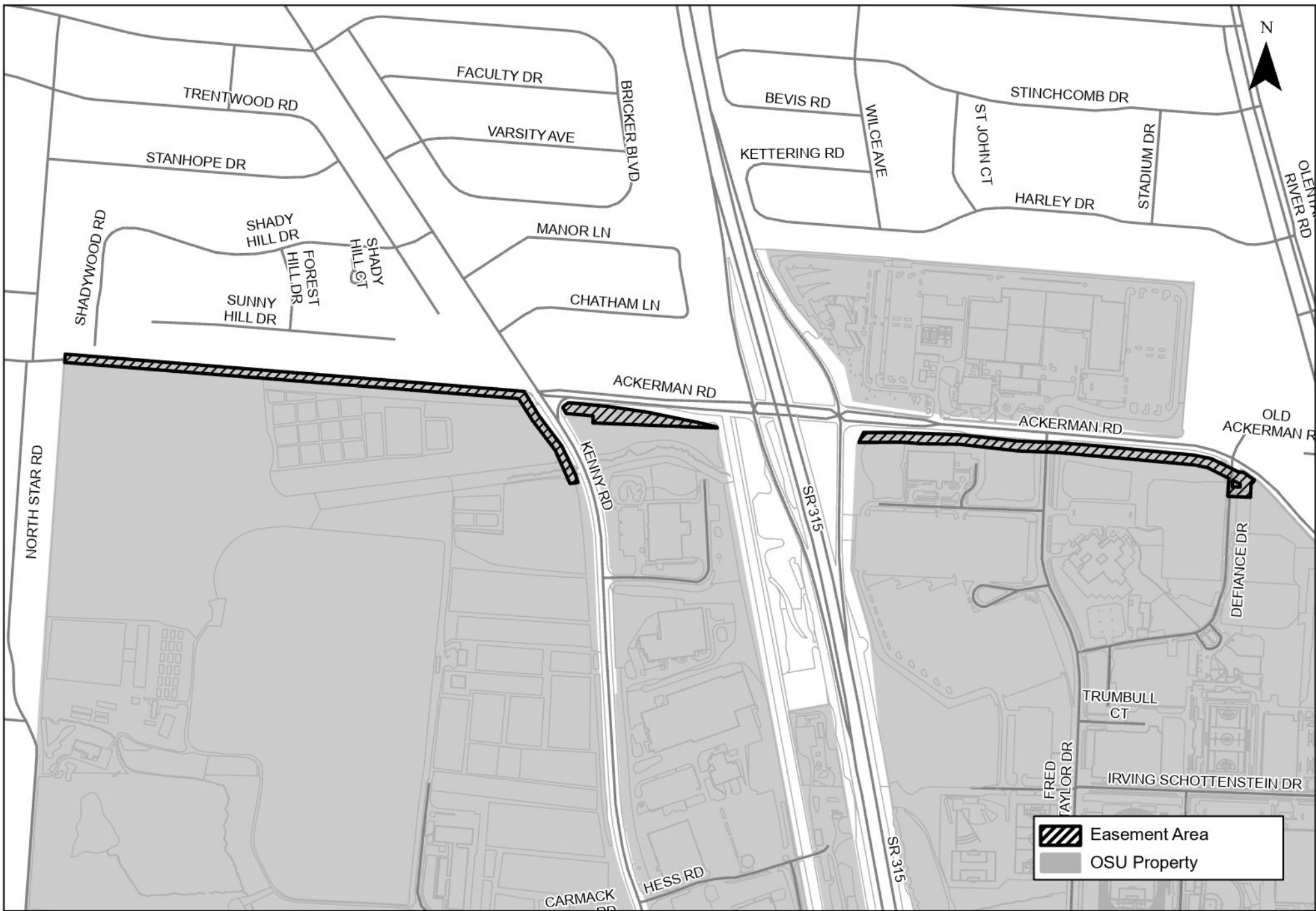
Location and Description

The properties to be impacted by the proposed perpetual easement are Franklin County parcel identification numbers 010-203996, 010-204024, and 010-062731. The property is in the City of Columbus and lies within land utilized by the College of Food, Agricultural, and Environmental Sciences, Wexner Medical Center, and Athletics.

The easement area comprises 6.069 acres and Columbia Gas will be responsible for the installation, maintenance, and ongoing operation of the replacement line, and they will release all easements associated with the location of the old line.

Easement Recommendation

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



Perpetual Gas Transmission Easement
Ackerman Road
Columbus, Franklin County, Ohio

APPROVAL FOR A PERPETUAL ROADWAY EASEMENT

0.082+/- ACRES ON MESSNER ROAD,
WOOSTER, WAYNE COUNTY, OHIO

Synopsis: Authorization to grant the Board of County Commissioners of Wayne County a perpetual roadway easement across university property located along Messner Road, Wooster, Ohio, is proposed.

WHEREAS the Board of Commissioners of Wayne County has requested an easement for roadway purposes be granted for \$1.00 across 0.082 acres of university land along Messner Road near Wooster, Ohio; and

WHEREAS the roadway infrastructure will support university operations in the area along Messner Road; and

WHEREAS the Board of Commissioners of Wayne County will be responsible for all costs and expenses and the ongoing operation and maintenance of the road infrastructure:

NOW THEREFORE

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

**PERPETUAL ROAD RIGHT OF WAY EASEMENT
BETWEEN THE OHIO STATE UNIVERSITY
AND THE BOARD OF COMMISSIONERS OF WAYNE COUNTY
MESSNER ROAD, WOOSTER, WAYNE COUNTY, OHIO
BOARD BACKGROUND**

Background

In 2000, The Ohio State University (OSU) granted the Wayne County Commissioners a 25-year roadway easement to improve the intersection of Messner Road and Oil City Road. The easement is set to expire August 31, 2025. University staff recommend that this easement be replaced with a perpetual roadway easement due to the planned, permanent use as a county roadway.

Location and Description

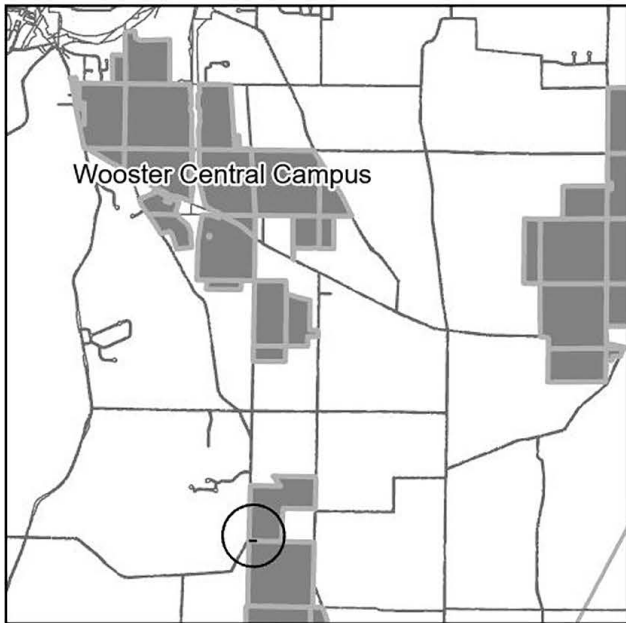
The property to be impacted by the proposed perpetual easement is Wayne County parcel identification number 30-01370.000. The property is in Franklin Township and lies within land administered by the College of Food, Agricultural, and Environmental Sciences (CFAES). Granting the easement will not impact CFAES operations.

The easement area comprises 0.082 acres and the Board of County Commissioners of Wayne County will be responsible for the maintenance and operation of the roadway.

The monetary consideration for the proposed perpetual easement is \$1.00 as the surrounding university operations will benefit from the roadway infrastructure.

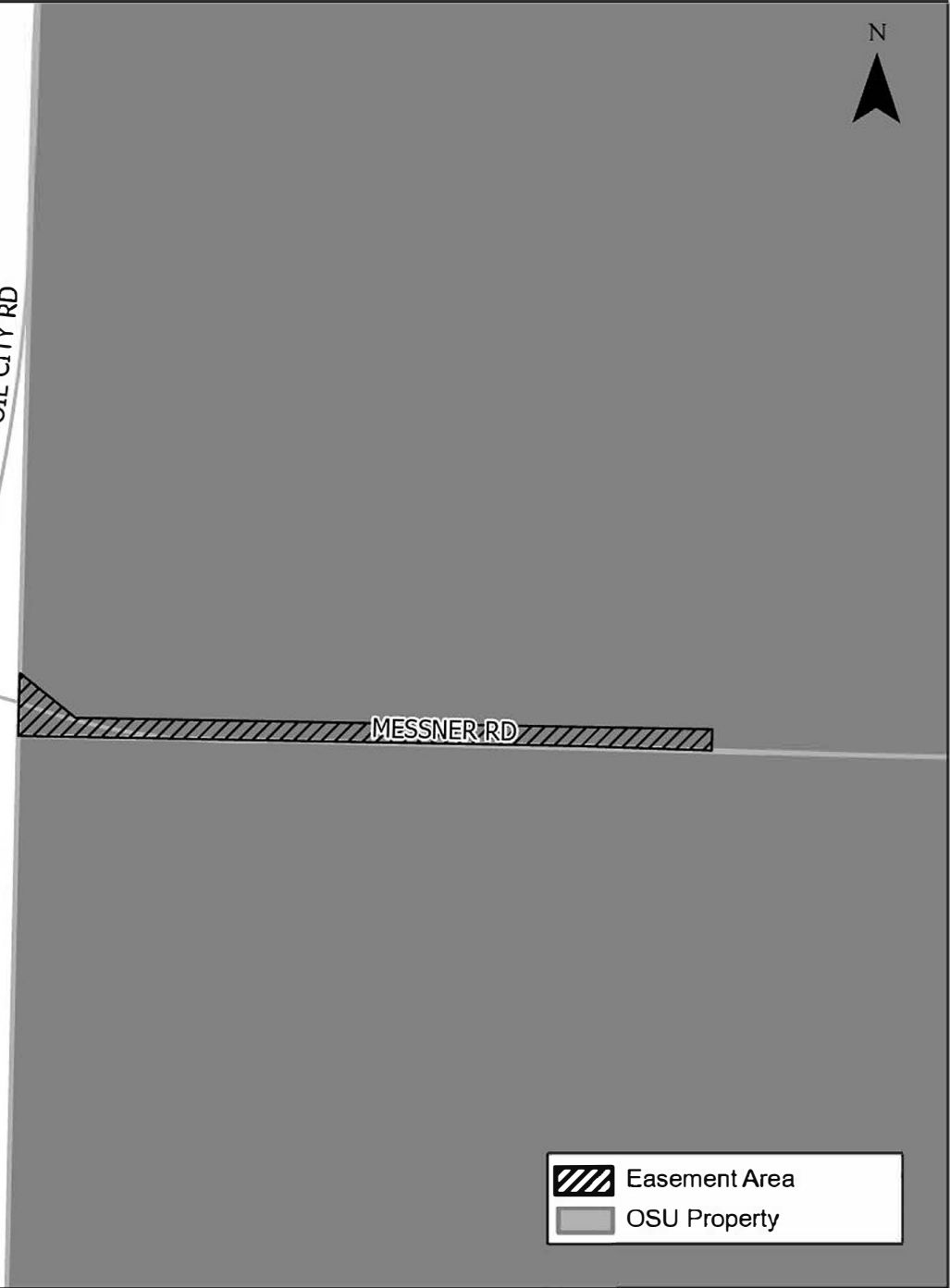
Easement Recommendation

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



OIL CITY RD

MESSNER RD



APPROVAL FOR A PERPETUAL SANITARY SEWER EASEMENT

1.438+/- ACRES ON WOODY HAYES DRIVE,
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to grant the City of Columbus, Ohio, a perpetual sanitary sewer easement across university property located along Woody Hayes Drive, Columbus, Ohio, is proposed.

WHEREAS the City of Columbus, Ohio, has requested an easement for sanitary sewer purposes be granted across 1.438 acres of university land along Woody Hayes Drive in Columbus, Ohio; and

WHEREAS the sanitary sewer infrastructure will support the innovation district on west campus; and

WHEREAS the City of Columbus, Ohio, will be responsible for the costs and expenses of the installation, maintenance and ongoing operation of the sanitary sewer infrastructure:

NOW THEREFORE

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

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

Background

To support current and planned development on west campus, the university negotiated an agreement with the City of Columbus (City), which was finalized in 2021, that included new City sewer and water trunk lines.

The City has requested that an easement be granted in perpetuity. The easement width is generally 25-feet, and the sanitary line will be 30-inches in diameter. The university is responsible for the sewer design, and the City will be responsible for the construction.

In September 2024, the university granted the City a 25-year sanitary sewer easement within Woody Hayes Drive from Kenny Road to east of Coffey Road. The 25-year easement that was granted was intended to serve as an interim step until approval for a perpetual easement could be granted by the State of Ohio. Once Board of Trustees approval is obtained, the university will move to obtain legislative authority to grant the perpetual easement.

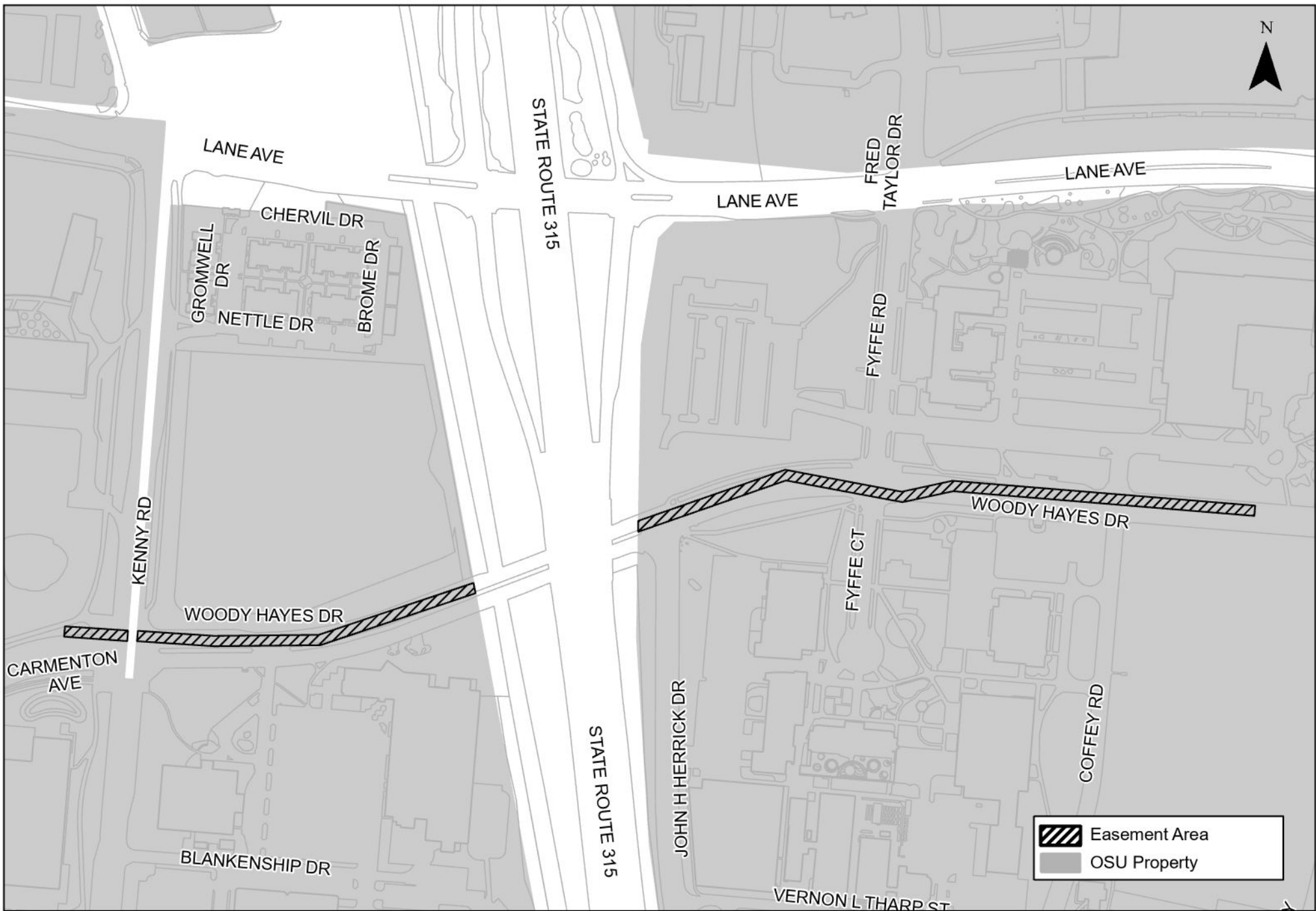
Location and Description

The properties to be impacted by the proposed perpetual easement are Franklin County parcel identification numbers 010-203994 and 010-204047. The property is in the City of Columbus within Woody Hayes Drive, which is a university street.

The easement area comprises 1.438 acres, and the City will be responsible for the installation, maintenance, and ongoing operation of the sanitary line.

Easement Recommendation

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



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)	\$130,267,293	\$135,817,352	\$136,583,229	-0.6%	—	\$200,834,430		
B. OPERATIONAL								
1. % Projects Completed On Time >\$200K	100.0%	100.0%	90.0%	11.1%	—	90.0%	38 of 38 Projects completed On-Time.	
2. % Projects Completed On Budget >\$200K	100.0%	100.0%	90.0%	11.1%	—	90.0%	38 of 38 Projects completed On-Budget.	
3. Capital Investment Program Spend*	\$636.1	\$470.2	\$502.5	-6.4%	—	\$871.1	In Millions	
4. Facility Condition Index**	0.12	0.12	0.08	50.0%	▬	0.08	Completed building assessments as of February 28, 2025; 262 buildings assessed, 23.2 million GSF.	
5. CABS Riders	2,246,934	2,553,043	2,246,000	13.7%	—	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 %***	76.8%	73.4%	80.0%	-8.3%	▲	80.0%	YTD (February) Occup%: Transient = 69%, Permit = 88%, Mixed = 62% CampusParc uses loop counters to track counts. In high demand we see counts over 100%.	
7. Cost of Daily Temporary Parking Space Closures	\$213,117	\$157,609	\$168,140	-6.3%	▲	\$196,703	Key contributors: Martha Morehouse SOAR MRI, ENGIE Waterman Ductbank, Kinnear Window Replacement, Cannon Phase 2, Tunnel Top Restoration, Sisson Hall Chiller, 12th Ave Domestic Waterline, Pressey Floor, 1314 Kinnear Roof, Ackerman Employee Health	
8. WOSU Broadcast Audience (Viewers, Listeners)	692,886	640,757	692,886	-7.5%	▴	691,225	Data as of January 2025. February data not available at time of reporting.	
9. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	5,636,864	4,534,164	5,636,864	-19.6%	▴	7,796,015	Compared to June, unique visitors to wosu.org increased by 48.9%, video views increased by 15.3%, streaming of 89.7 NPR News 9.2% and Classical 9.5%	
C. SAFETY								
1. EHS Recordable Incident Rate (CYTD):	1.89	1.43	1.60	-10.6%	▴	1.60	2025 Calendar YTD	
2. Major On-Campus Crimes	144	112	144	-22.2%	▴	174	Below targets for the month and year; YTD actuals are lower compared to last year	
3. Average Response Time to In-Progress Calls for Service	4:28	4:29	5:00	-10.2%	▬	5:00	Average response time YTD (4:29 minutes) is below YTD target (5:00 minutes)	
4. Traffic Accidents Injury	24	25	24	4.2%	▾	36	Month and YTD actuals trending slightly above target	
5. Traffic Accidents Non-Injury	77	95	77	23.4%	▴	110	YTD above target and prior year; no discernable pattern	
6. Off-Campus Crime Statistics	602	1,127	621	81.5%	▾	917	Above targets for month and compared to PY totals; over half of February and FYTD crimes related to Attempted Motor Vehicle Theft, Motor Vehicle Theft, and Theft from Motor Vehicle.	

* 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 – May 2025



THE OHIO STATE UNIVERSITY

Project Status Report - Current Projects Over \$20M

PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Celeste Lab Renovation	6/25	✓	✓	\$50.5M		
Battery Cell Research & Demonstration Center	8/25	✓	✓	\$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	✓	✓	\$41.0M		
Biomedical and Materials Engineering Complex Phase 2	1/26	✓	✓	\$94.3 M		
Combined Heat & Power Plant/District Heating & Cooling Loop	2/26	✓	✓	\$420.8 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				\$2,898.8 M		

On Track
 Watching Closely
 Not on Track

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, elevator, and restroom renovations are complete. First, second, third and fourth floor corridors, ceiling, light fixtures and common space renovations are ongoing.

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

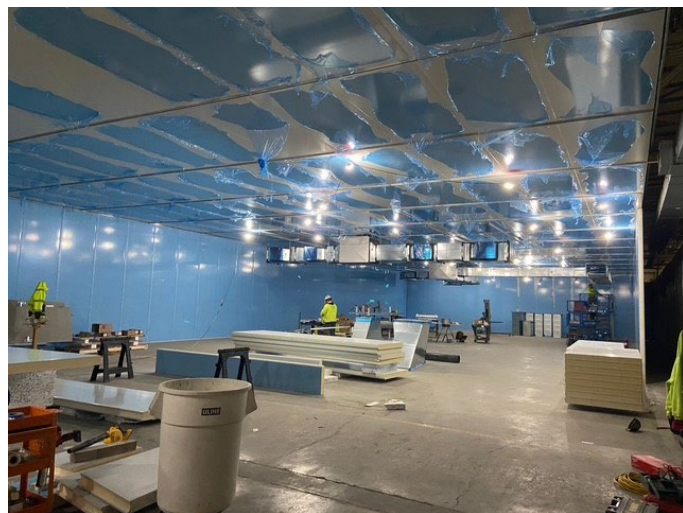
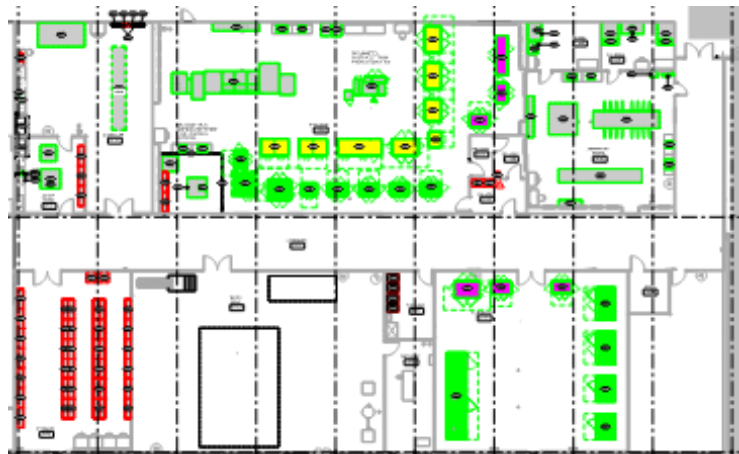
CONSULTANTS	
Architect of Record	BHDP
CM at Risk	Elford

PROJECT SCHEDULE	
BoT Approval	8/18
Construction	7/20-6/25
Facility Opening	6/25

 On Budget

 On Time

Battery Cell Research & Demonstration Center



BATTERY CELL RESEARCH & DEMONSTRATION CENTER

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

PROJECT FUNDING: Corporate Partners

PROJECT UPDATE: Buildout of the dry-room is continuing. Project schedule and budget are being impacted by an unanticipated requirement for a local utility interconnect agreement, additional associated equipment needed in Battery Formation Room and changes in user-provided equipment specifications.

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	07/24-08/25
Facility Opening	9/25

 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: Turnover of Levels 11, 12, 14, which includes first James Beds, completed March 2025. Levels 15-18 achieved Substantial Completion April 2025. Installation of FF&E and Technology ongoing on LL thru L14. Forecourt Phase 1 opened early February and Phase 2 is underway.



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



Wexner Medical Center Inpatient Hospital | Front canopy main entrance



Wexner Medical Center Inpatient Hospital | Ground Floor Lobby



Wexner Medical Center Inpatient Hospital | Nurses station core and corridor



Wexner Medical Center Inpatient Hospital | Patient room



Wexner Medical Center Inpatient Hospital | Operating room with equipment and technology fit out occurring



Wexner Medical Center Inpatient Hospital | View from Dodd Hall



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: Structural framing is complete. Underground mechanical, electrical and plumbing work is ongoing.

CURRENT BUDGET	
Construction w/ Cont	\$49.6 M
Total Project	\$60.0 M

CONSULTANTS	
Architect of Record	Wellogy
CM at Risk	CK Construction

PROJECT SCHEDULE	
BoT Approval	08/23
Construction	02/24-11/25
Facility Opening	12/25

 **On Budget**

 **On Time**

Tunnel Rehabilitation Phase I



TUNNEL REHABILITATION PHASE I

This project is 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: Final restoration to occur summer 2025. Construction to begin early spring 2025 on the North McCracken segment.

CURRENT BUDGET	
Construction w/ Cont	\$26.8M
Total Project	\$41.0M

PROJECT SCHEDULE	
BoT Approval	08/24
Construction	03/25-11/25
Facility Opening	11/25

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

 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, university funds

PROJECT UPDATE: Installation of mechanical, electrical and plumbing infrastructure is ongoing on all levels. Fireproofing and acoustical spray is being applied on levels 2, 3, and 4. Exterior envelope work is ongoing.

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

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 expected February 2026, 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	2/26
Facility Opening	2/26

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

 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 all deferred maintenance including new MEP systems, roofing, building envelope, and windows.

PROJECT FUNDING: State Funding, Fund Raising & Local Funds

PROJECT UPDATE: Progress continues with MEP trade rough-in and new air handlers have been installed. Drywall work, plaster renovations, and framing are ongoing. Roof installation is progressing, and windows are being installed.

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: Site wide tree planting, walking path and exterior lighting continues. Exterior brick work is ongoing, and precast panels have been completed. Interior wall framing and overhead MEP installation have begun on all floors as finishes have begun on floors 2 and 3 of the MOB.

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

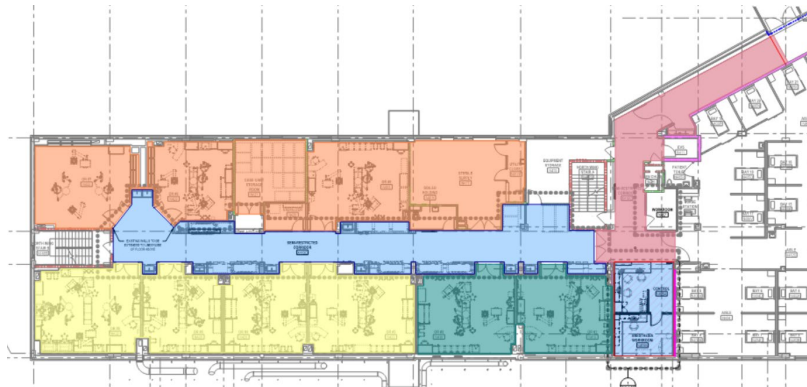
CONSULTANTS	
Architect of Record	DLR
CM at Risk	CK Construction

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: Steel installation for the air handlers is complete with air handlers being installed this spring. Work within the OR space for phase 2 began 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	01/27

 On Budget
 On Time