

WEDNESDAY, JULY 30, 2025
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

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

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

Time: 2:00-5:00 p.m.

Executive Session

2:00-4:40 p.m.

Public Session

4:40-5:00 p.m.

ITEMS FOR ACTION

1. Approval of May 2025 Committee Meeting Minutes – Mr. John Perez
2. Approval of Fiscal Year 2026 Capital Investment Plan – Mr. Chris Kabourek 4:40-4:45 p.m.
3. Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts – Mr. Chris Kabourek 4:45-4:50 p.m.
4. Approval of Ohio State Energy Partners Utility System Capital Improvements Plan for Fiscal Year 2026 – Mr. Scott Potter 4:50-4:55 p.m.
5. Approval for Disposition of Real Property – Thayer Road – Ms. Amanda Hoffsis 4:55-5:00 p.m.
6. *Written Reports*
 - a. *Physical Environment Scorecard*
 - b. *Major Project Updates*

SUMMARY OF ACTIONS TAKEN

May 2, 2025 – Master Planning & Facilities Committee Meeting

Members Present:

Juan Jose Perez
Elizabeth A. Harsh

Pierre Bigby
Kendall C. Buchan

Robert H. Schottenstein

Members Present via Zoom:

Alan A. Stockmeister (arr. 9:03 a.m.) John. W. Zeiger (ex officio)

Members Absent:

George A. Skestos

Reginald A. Wilkinson

EXECUTIVE SESSION

The Master Planning and Facilities Committee of The Ohio State University Board of Trustees convened on Friday, May 2, 2025, in person at Longaberger Alumni House on Ohio State's Columbus campus. Committee Chair John Perez called the meeting to order at 8:58 a.m.

Mr. Perez first welcomed Mr. Keith Myers to the committee. Mr. Myers will officially join the Master Planning and Facilities Committee following his appointment by the Board at its May meeting. He retired from the university in 2022 as vice president for planning, architecture and real estate.

It was moved by Mr. Perez and seconded by Mr. Bigby that the committee recess into executive session to consult with legal counsel regarding pending or imminent litigation, to consider business-sensitive trade secrets and to discuss details relative to security arrangements and emergency response protocols. A roll-call vote was taken, and the committee voted to move into executive session with the following members present and voting: Mr. Perez, Mrs. Harsh, Mr. Bigby, Dr. Buchan, Mr. Schottenstein and Mr. Zeiger. Mr. Stockmeister was not present for this vote.

The committee entered executive session at 8:59 a.m. and reconvened in public session at 11:20 a.m.

PUBLIC SESSION**Items for Action:**

1. Approval of Minutes: No changes were requested to the February 5, 2025, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
2. Resolution No. 2025-87: 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.

(See Attachment X for background information, page XX)

3. Resolution No. 2025-88: 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



THE OHIO STATE UNIVERSITY

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.

(See Attachment X for background information, page XX)

4. Resolution No. 2025-89: 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	Total
Requested	Requested



THE OHIO STATE UNIVERSITY

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

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.

(See Attachment X for background information, page XX)



THE OHIO STATE UNIVERSITY

5. Resolution No. 2025-90: 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.

(See Attachment X for background information, page XX)

6. Resolution No. 2025-91: 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.

(See Attachment X for background information, page XX)



THE OHIO STATE UNIVERSITY

7. Resolution No. 2025-92: 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.

(See Attachment X for background information, page XX)

8. Resolution No. 2025-93: 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.

(See Attachment X for background information, page XX)



Action: Upon the motion of Mr. Perez, seconded by Mrs. Harsh, the foregoing motions were adopted by roll-call vote with the following members present and voting: Mr. Perez, Mr. Stockmeister, Mrs. Harsh, Mr. Bigby and Dr. Buchan. Mr. Schottenstein and Mr. Zeiger were not present for this vote.

Written Reports

In the public session materials, there were two written reports shared for the committee to review:

- a. Physical Environment Scorecard
(See Attachment X for background information, page XX)
- b. Major Project Updates
(See Attachment X for background information, page XX)

The committee meeting adjourned at 11:30 a.m.

APPROVAL OF FISCAL YEAR 2026 CAPITAL INVESTMENT PLAN

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

WHEREAS the university has presented the recommended capital expenditures for the fiscal year ending June 30, 2026; and

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that Capital Investment Plan for the fiscal year ending June 30, 2026, as described in the accompanying documents, be approved; and

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

FY 2026-2030 Final Capital Investment Plan
July 30, 2025

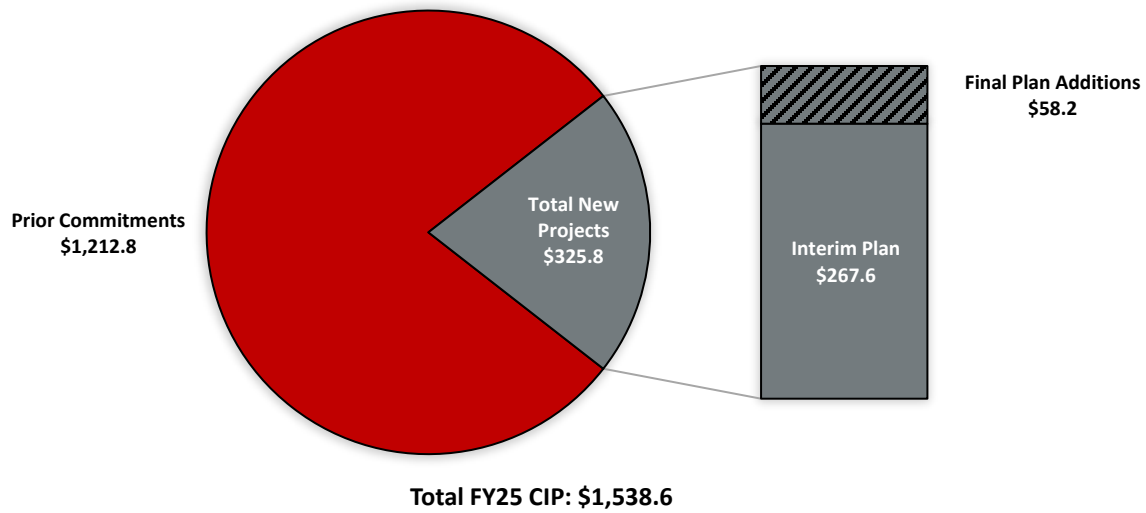


Table 1 - Prior Commitments - Remaining Spend (As of April 14 Actuals)

\$ in Millions

Line	Capital Priority	Projected Capital Expenditures					
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Total
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 – BMEC 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 Final Capital Investment Plan
July 30, 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	\$ 2.7	\$ 10.4	\$ 10.8	\$ 5.4	\$ -	\$ 29.3
3	Small Programmatic Cash Ready	\$ 3.6	\$ 13.8	\$ 11.6	\$ 2.3	\$ -	\$ 26.8
4	WMC/COM - Roll up of Multiple Cash Ready	\$ 173.6	\$ 7.9	\$ 5.3	\$ -	\$ -	\$ 186.9
5	New Major Projects						
6	ATHL - 1922 Club Renovation (Construction)	\$ 1.8	\$ 5.4	\$ 5.4	\$ 1.9	\$ -	\$ 14.5
7	ATHL - Technology Modernization (Construction)	\$ 2.7	\$ 8.0	\$ 7.9	\$ 2.8	\$ -	\$ 21.3
8	DENT - Dental Simulation Space Modernization	\$ 0.2	\$ 1.5	\$ 3.7	\$ 3.4	\$ 1.8	\$ 10.6
9	NURS - Newton Hall Space Upgrades	\$ 0.2	\$ 1.4	\$ 2.1	\$ 0.4	\$ -	\$ 4.0
10	NURS - Newton Hall AHU Replacements	\$ 0.3	\$ 2.7	\$ 4.2	\$ 0.8	\$ -	\$ 8.0
11	SL - North Towers Upgrades - Jones, Taylor, Drackett (Design)	\$ 2.2	\$ 6.7	\$ 1.1	\$ -	\$ -	\$ 10.0
12	Grand Total	\$ 197.3	\$ 57.8	\$ 52.0	\$ 16.9	\$ 1.8	\$ 325.8

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

\$ in Millions

Projected Capital Expenditures											
Line	Unit	Local	WMC	State	Grant	Gift-	University	Grand Total	% By Unit	Def. Maint.	Def.
						Pledged	Debt			Addressed	Maint. %
1	Academic Support	\$ 29.9	\$ -	\$ 4.6	\$ -	\$ -	\$ 2.9	\$ 37.3	11.4%	\$ 12.9	34.5%
2	Athletics	\$ 9.5	\$ -	\$ -	\$ -	\$ 1.0	\$ 35.5	\$ 46.0	14.1%	\$ 20.9	45.5%
3	Infrastructure	\$ 32.8	\$ -	\$ -	\$ 0.5	\$ -	\$ -	\$ 33.2	10.2%	\$ 20.0	60.3%
4	Regional Campuses	\$ -	\$ -	\$ -	\$ 0.4	\$ -	\$ -	\$ 0.4	0.1%	\$ -	0.0%
5	Student Life	\$ 12.0	\$ -	\$ -	\$ -	\$ -	\$ 10.0	\$ 22.0	6.8%	\$ 19.8	90.0%
6	WMC/COM	\$ 15.9	\$ 171.0	\$ -	\$ -	\$ -	\$ -	\$ 186.9	57.4%	\$ 45.9	24.6%
7	Grand Total	\$ 100.0	\$ 171.0	\$ 4.6	\$ 0.9	\$ 1.0	\$ 48.4	\$ 325.8	100.0%	\$ 119.5	36.7%

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

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS

BLANKENSHIP HALL UPGRADES
BRAIN AND SPINE HOSPITAL – LOWER-LEVEL RENOVATION
DOAN HALL – PET/CT REPLACEMENT
OUTPATIENT CARE EAST – CLINIC RENOVATIONS & RELOCATIONS

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

EAST HOSPITAL – CHILLER & COOLING TOWER REPLACEMENT
HERRICK DRIVE REBUILD
1922 CLUB
POLARIS MEP UPDATES
600 ACKERMAN – SPECIALTY PHARMACY EXPANSION

APPROVAL TO INCREASE CONSTRUCTION CONTRACTS

TUNNEL REHABILITATION PHASE 1

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

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

	Prof. Serv. Approval Requested	Total Requested	
Blankenship Hall Upgrades	\$1.2M	\$1.2M	University funds
Brain and Spine Hospital – Lower-Level Renovation	\$0.3M	\$0.3M	Auxiliary funds
Doan Hall – PET/CT Replacement	\$0.4M	\$0.4M	Auxiliary funds
Outpatient Care East – Clinic Renovations & Relocations	\$1.1M	\$1.1M	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	
East Hospital – Chiller & Cooling Tower Replacement	\$1.2M	\$5.8M	\$7.0M	Auxiliary funds
Herrick Drive Rebuild	\$0.6M	\$3.4M	\$4.0M	University debt
1922 Club	\$0.2M	\$14.3M	\$14.5M	University debt Auxiliary funds
Polaris MEP Updates	\$0.8M	\$6.6M	\$7.4M	Auxiliary funds
600 Ackerman – Specialty Pharmacy Expansion	\$1.2M	\$14.0M	\$15.2M	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	
Tunnel Rehabilitation Phase 1	\$5.5M	\$5.5M	University debt University funds State funds Partner funds

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance be authorized to enter into/increase professional services and construction contracts for the projects listed above in accordance with established university and State of Ohio procedures, with all actions to be reported to the board at the appropriate time.

Project Data Sheet for Board of Trustees Approval

Blankenship Hall Upgrades

OSU-260014 (REQ ID# DPS260001)

Project Location: Blankenship Hall (0360)

- **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**

University funds
- **Project Schedule**

BoT professional services approval	08/25
Design	9/25 – 06/26
BoT construction approval	05/26
Construction	06/26 – 09/27
Facility opening	10/27



- **Project Delivery Method**

Construction Manager at Risk
- **Planning Framework**
 - This project is included in the FY26 Capital Investment Plan.
- **Project Scope**
 - This project will modernize and reconfigure Blankenship Hall to support the Department of Public Safety while updating building infrastructure to address deferred maintenance.
 - Key improvements include a state-of-the-art command center, an expanded, media-ready press briefing room, a mat training room, and enhanced locker facilities to support officer training.
 - The renovation will also incorporate updated technology to establish a real-time crime center and public safety hub.
 - An initial phase of the project will merge a previously planned renovation of the building's sallyport.
 - Total project cost will be validated during design.
- **Approval Requested**
 - Approval is requested to enter into professional services contracts.

-
- **project team**

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

Project Data Sheet for Board of Trustees Approval

Brain and Spine Hospital – Lower-Level Renovation

OSU-230598 (REQ ID# Jam230040)

Project Location: Brain and Spine Hospital (0372)

- **Approval Requested and Amount**

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

- **Project Budget**

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

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	08/25
Design	TBD
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.

- **Project Scope**

- The project will assess ways to optimize the ground floor of the Brain and Spine Hospital to support nuclear pharmacy, James diagnostic/treatment spaces and imaging services.
- This project includes infrastructure and support space improvements for new LINAC and SPECT-CT equipment installations.
- Total project cost will be validated during design.

- **Approval Requested**

- Approval is requested to enter into professional services contracts.



- **project team**

University project manager: Brown, Vanessa
AE/design architect: BHDP
CM at Risk or Design Builder: Messer Construction

Project Data Sheet for Board of Trustees Approval

Doan Hall - PET/CT Replacement

OSU-250112 (REQ ID# JAM250012)

Project Location: Doan Hall (0089)

- **Approval Requested and Amount**

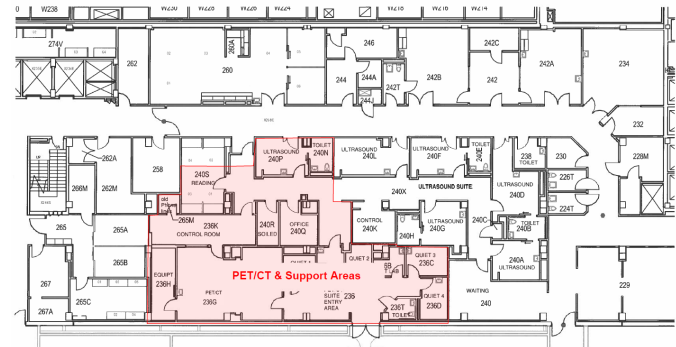
Professional services	\$0.4M
Total requested	\$0.4M
- **Project Budget**

Professional services	\$0.4M
Construction w/contingency	TBD
Total project budget	TBD
- **Project Funding**

Auxiliary funds
- **Project Schedule**

BoT professional services approval	08/25
Design	09/25 – 05/26
BoT construction approval	02/26
Construction	06/26 – 03/27
Facility opening	05/27
- **Project Delivery Method**

Construction Manager at Risk
- **Planning Framework**
 - This project is included in the FY26 Capital Plan.
- **Project Scope**
 - This project will support the installation of a new PET/CT machine in the Nuclear Medicine Department in Doan Hall.
 - Renovations to existing space will provide expanded support areas to accommodate the higher capacity and operational needs of the new equipment.
 - Total project budget and construction schedule to be validated during design.
- **Approval Requested**
 - Approval is requested to enter into professional services contracts.



- **project team**

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

Project Data Sheet for Board of Trustees Approval

Outpatient Care East – Clinic Renovations & Relocations

OSU-255228 (REQ ID# WMC240003)

Project Location: Outpatient Care East (0837)

- **Approval Requested and Amount**

Professional services	\$1.1M
Total requested	\$1.1M

- **Project Budget**

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

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	08/25
Design	09/25 – 08/26
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.

- **Project Scope**

- The project expands, renovates, and relocates healthcare services at Outpatient Care East, encompassing primary care, new optometry services, advanced urgent care, and non-oncology infusion spaces.
- Total project cost will be validated 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

East Hospital - Chiller and Cooling Tower Replacement

OSU-255136 (REQ ID# WMC240003)

Project Location: East Hospital - Tower (0397)

- **Approval Requested and Amount**

Professional services	\$1.2M
Construction w/contingency	\$5.8M
Total requested	\$7.0M

- **Project Budget**

Professional services	\$1.2M
Construction w/contingency	\$5.8M
Total project budget	\$7.0M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	08/25
BoT construction approval	08/25
Design	08/25 – 03/26
Construction	03/26 – 05/27
Facility opening	05/27

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

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

- **Project Scope**

- To address aging infrastructure, this project will replace the two main chillers, pumps and associated infrastructure, along with the cooling tower located on the west side of the facility.
- The units that are being replaced are part of the redundant infrastructure serving the hospital, replacements will be staged with cooling unit replacement to occur during off-peak season.

- **Approval Requested**

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



- **project team**

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

Project Data Sheet for Board of Trustees Approval

Herrick Drive Rebuild

OSU-230116 (REQ ID# FOD232017)

Project Location: **Site-see project information

- **Approval Requested and Amount**

Professional services	\$0.6M
Construction w/contingency	\$3.4M
Total requested	\$4.0M

- **Project Budget**

Professional services	\$0.6M
Construction w/contingency	\$3.4M
Total project budget	\$4.0M

- **Project Funding**

University debt

- **Project Schedule**

Design	08/23 – 11/25
BoT professional services approval	08/25
BoT construction approval	08/25
Construction	03/26 – 12/26
Opening	12/26

- **Project Delivery Method**

General Contracting

- **Planning Framework**

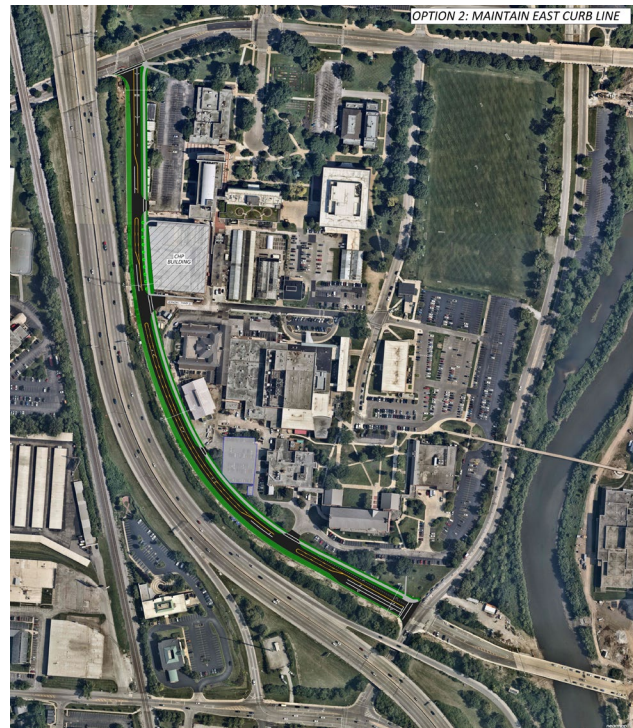
- This project is included in the FY23 and FY24 Capital Investment Plans.

- **Project Scope**

- This project will reconstruct John Herrick Drive between Woody Hayes Drive and Olentangy River Road to address the poor road conditions. The existing four-lane configuration will transition to a three-lane layout, including a center turn lane and a new multi-use path to enhance safety and connectivity.
- Initial design funding was allocated in FY23 to define scope and estimate total project costs, which were anticipated to be under the \$4.0M threshold, with construction targeted for the summer of 2025. The total cost now requires board of trustee approval, and the project schedule has been modified to align with the completion of the CHP project.

- **Approval Requested**

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



- **project team**

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

Project Data Sheet for Board of Trustees Approval

1922 Club

OSU-230836 (REQ ID# ABA250075)

Project Location: Ohio Stadium (0082)

- **Approval Requested and Amount**

Professional services	\$0.2M
Construction w/contingency	\$14.3M
Total requested	\$14.5M

- **Project Budget**

Professional services	\$1.7M
Construction w/contingency	\$14.3M
Total project budget	\$16.0M

- **Project Funding**

University debt, Auxiliary funds

- **Project Schedule**

BoT professional services approval	11/24
Design	01/25 – 09/25
BoT prof. services approval (increase)	08/25
BoT construction approval	08/25
Construction	10/25 – 07/26
Facility opening	08/26

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY25 and FY26 Capital Investment Plans.

- **Project Scope**

- This project will renovate vacant space on the east side of Ohio Stadium into premium club and event space.
- The updated space will feature a new kitchen, catering space, full-service bar, dining room, and private event rooms to support and enhance the stadium's hospitality offerings.

- **Approval Requested**

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



- **project team**

University project manager: Munger, Steve
AE/design architect: Osborn / OSPO RTS / HNTB
CM at Risk or Design Builder: Pepper Construction

Project Data Sheet for Board of Trustees Approval

Polaris MEP updates

OSU-255690 (REQ ID# WMC240003)

Project Location: Polaris Pkwy, 2001 (0836)

- **Approval Requested and Amount**

Professional services	\$0.8M
Construction w/contingency	\$6.6M
Total requested	\$7.4M

- **Project Budget**

Professional services	\$0.8M
Construction w/contingency	\$6.6M
Total project budget	\$7.4M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	08/25
BoT construction approval	08/25
Design	09/25 – 05/26
Construction	06/26 – 02/27
Facility opening	02/27

- **Project Delivery Method**

General Contracting

- **Planning Framework**

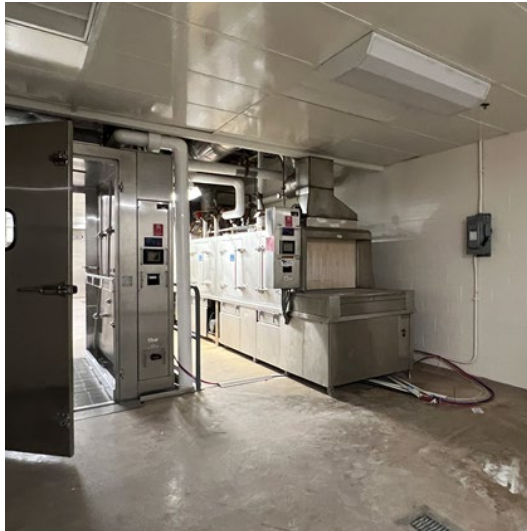
- This project is included in the FY26 Capital Investment Plan.

- **Project Scope**

- The project will update MEP infrastructure, including emergency electrical power in support of the overall building and cell therapy modular units. Updates will provide increased capacity for future expansion of the building.

- **Approval Requested**

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



- **project team**

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

Project Data Sheet for Board of Trustees Approval

600 Ackerman - Specialty Pharmacy Expansion

OSU-240182 (REQ ID# WMC240001)

Project Location: Ackerman Rd, 600 (2435)

- **Approval Requested and Amount**

Professional services	\$1.2M
Construction w/contingency	\$14.0M
Total requested	\$15.2M

- **Project Budget**

Professional services	\$1.2M
Construction w/contingency	\$14.0M
Total project budget	\$15.2M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

Design	04/24 – 10/25
BoT professional services approval	08/25
BoT construction approval	08/25
Construction	11/25 – 05/27
Facility opening	06/27

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

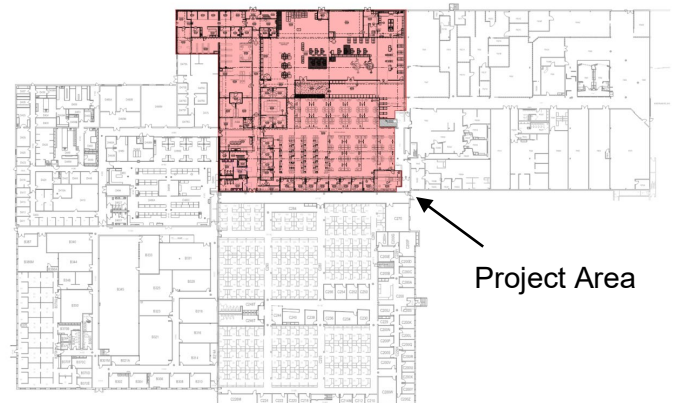
- This project is included in the FY24 and FY26 Capital Investment Plans.

- **Project Scope**

- This project will renovate approximately 30,000 SF in the 600 Ackerman building to accommodate the growth of the Specialty Pharmacy space and services to meet the demand of the patient population.
- The scope includes increasing the dispensing pharmacy from 1,800 SF to 10,000 SF, adding automation equipment, and additional storage capabilities in the form of freezers and coolers.
- Equipment costs, which are included in the total project budget, are estimated to be \$2.8M.

- **Approval Requested**

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



- **project team**

University project manager: Lively, Sarah
AE/design architect: BDTAID
CM at Risk or Design Builder: The Ruhlin Company

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**

Construction w/contingency	\$5.5M
Total requested	\$5.5M

- **Project Budget**

Professional services	\$3.2M
Construction w/contingency	\$31.8M
OSEP/ENGIE scope	\$12.5M
Total project budget	\$47.5M

- **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

- **Project Delivery Method**
General Contracting

- **Planning Framework**
 - This project is included in the FY23, FY24 and FY25 Capital Investment Plan

- **Project Scope**
 - This request includes the design and construction dollars for the temporary above ground steam line that runs along the north side of John Herrick Drive from the Neil Ave. Garage to Cannon Drive.
 - This temporary steam line, which is expected to be operational by late 2025, will allow OSEP/ENGIE to design and construct the replacement of the west steam feed to ensure reliable steam service
 - The original project scope is the first phase of a three-phase tunnel 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 construction contracts.



-
- **project team**
University project manager: Stazzone, Al
AE/design architect: RMF Engineering
CM at Risk or Design Builder: McDaniel's Construction

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

Utility System Life-Cycle Renovation, Repair and Replacement Projects

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

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

WHEREAS the Board of Trustees approved an interim fiscal year 2026 OSEP CIP in May 2025, prior to the university’s finalization of its capital investment plan for fiscal year 2026; and

WHEREAS the university has now finalized its capital investment plan for fiscal year 2026; and

WHEREAS the fiscal year 2026 OSEP CIP includes the requests for approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2025; and

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

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

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

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

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the fiscal year 2026 OSEP CIP; 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 Ohio State Energy Partners' ("OSEP") Utility System Capital Improvements Plan for Fiscal Year 2026

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 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:

Campus Gas – Building Systems Upgrades 101-25-LFC

Scope: This project will upgrade the natural gas systems necessary to comply with codes and/or the university's Building Design Standards (including gas entrances, building meters, and regulators). Specifically, this project will perform the upgrades required for 11 buildings connected to master meters #7 and #9. This project was previously approved for design.

Construction Cost Request: \$ 2.012 M

Project Cost Breakdown	Cost
FY 2025 – Design	\$ 0.659 M
FY 2026 – Design	\$ 1.102 M
FY 2026 – Construction	\$ 0.069 M
FY 2027 – Construction	\$ 1.707 M
FY 2027 – Construction	\$ 0.236 M
Total Project Cost	\$ 3.773 M

Building Transformer Replacements - Phase 1 154-26-LFC

Scope: Replacement of existing end-of-life medium voltage transformers and associated equipment. This request is limited to the procurement of long-lead equipment. Construction is expected to begin in fiscal year 2028. The design for this project was completed under project 127-23-LFC.

Construction Procurement Cost Request: \$ 1.779 M

Project Cost Breakdown	Cost
FY 2026 – Procurement	\$ 0.217 M
FY 2027 – Procurement	\$ 0.563 M
FY 2028 – Procurement	\$ 1.000 M
FY 2028 – Construction Estimate	\$ 2.414 M
FY 2029 – Construction Estimate	\$ 6.117 M
FY 2030 – Construction Estimate	\$ 2.515 M
Total Project Cost Estimate	\$ 12.826 M

Steam & Condensate Repairs and Replacements – East of Neil 156-24-LFC

Scope: Replacement of an end-of-life expansion joint, support structures, and approximately 2,500 feet of condensate piping, and repair of a steam pipe leak in the 12th Avenue and College Road tunnels. This project was previously approved for design with an original construction estimate of over \$12M. Detailed design and assessment of the existing system revealed the steam piping could be repaired in lieu of replacement reducing the total project cost to \$6.033M.

Construction Cost Request: \$ 5.149 M

Project Cost Breakdown	Cost
FY 2024 – Design	\$ 0.015 M
FY 2025 – Design	\$ 0.400 M
FY 2026 – Design	\$ 0.469 M
FY 2026 – Construction	\$ 5.149 M
Total Project Cost	\$ 6.033 M

OSU Substation Transformers Replacement T1 & T2 193-25-LFC

Scope: Detailed design for the replacement of two of the existing three 138kV transformers at the OSU substation and upgrades to associated telemetry, monitoring, and alarm equipment. The project was previously approved for preliminary design. The current request is to complete design.

Design Cost Request: \$ 2.165 M

Project Cost Breakdown	Cost
FY 2025 – Preliminary Design	\$ 0.318 M
FY 2026 – Preliminary Design	\$ 0.014 M
FY 2026 – Detailed Design	\$ 1.600 M
FY 2027 – Detailed Design	\$ 0.555 M
FY 2027 – Procurement estimate	\$ 4.485 M
FY 2028 – Procurement estimate	\$15.640 M
FY 2029 – Construction estimate	\$ 5.042 M
FY 2030 – Construction estimate	\$ 0.350 M
Total Project Cost Estimate	\$ 28.004 M

McCracken UPS B Replacement 194-26-LFC

Scope: Design of the replacement of the end-of-life Universal Power Supply (UPS) B in the McCracken Power Plant. UPS A was approved for replacement under a previously approved project (31-21-LFC). Design work will include updated electrical drawings and load studies to properly size the new UPS system.

Design Cost Request: \$ 0.421 M

Project Cost Breakdown	Cost
FY 2026 – Design	\$ 0.363 M
FY 2027 – Design	\$ 0.058 M
FY 2027 – Construction Estimate	\$ 1.216 M
FY 2027 – Construction Estimate	\$ 1.163 M
Total Project Cost Estimate	\$ 2.800 M

New West Steam Leg 306-26-LFC

Scope: Design of the replacement and relocation of the portion of the steam piping system that runs north and south along the east side of Cannon Drive. The current portion of piping is subject to water infiltration when excessive rain raises the river water level. Repeated efforts to repair this leg of the system as part of 144-23-LFC over the past several years have not been effective, requiring a full replacement.

Design Cost Request: \$ 1.565 M

Project Cost Breakdown	Cost
FY 2026 – Design*	\$ 1.565 M
FY 2027 – Construction Estimate	\$ 21.785 M
Total Project Cost Estimate	\$ 23.350 M

* Preliminary design in the amount of \$200,00 was approved in March 2025 under project 144-23 LFC.

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

Project Data Sheet for Board of Trustees Approval

Campus Gas - Building system upgrade

101-25-LFC

Project Location: Master Meter 7 and 9

- **Approval(s) Requested and Amount**
Construction \$2.012 M

Total requested	\$2.012 M
-----------------	-----------

- **Project Budget**
Design \$ 0.082 M
Construction \$ 3.691 M
w/contingency

Total project budget	\$ 3.773 M
----------------------	------------

- **Project Funding**
OSEP Financed \$ 3.773 M
University \$ 0.000 M

- **Project Schedule**
BoT design & construction approval 08/24
BoT construction approval 08/25
Construction 08/24 – 12/27

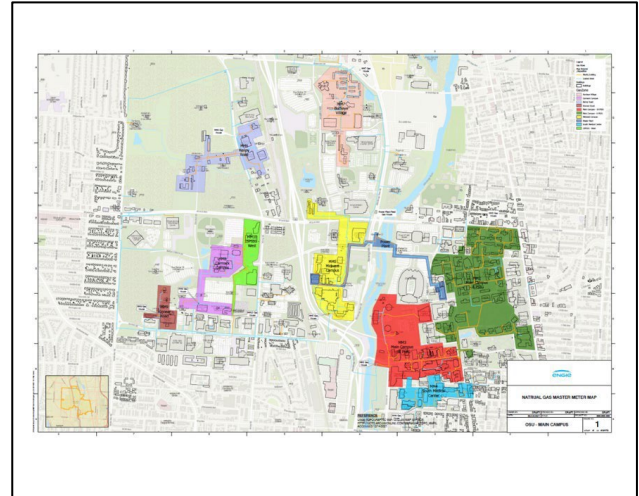
Completion /full operation 09/25 – 12/27

- **Project Delivery Method**
Design-Bid-Build

- **Project Scope**
 - Replace and upgrade meters and regulators are non-code compliant or non-functioning with new designed full setting.

- **Project Risks and Impacts**
 - Outages to be coordinated with OSU stakeholders.
 - Additional risks include gas leaks which may lead to minor service interruptions

- **Approval Requested**
 - Requesting approval for construction in FY26.



project team

- OSEP project manager: Firas S. Oueis
- General Contractor: Design, Bid, Build – To be determined

Project Data Sheet for Board of Trustees Approval

Building Transformer Replacement 1

154-26-LFC

Project Location: Various Buildings across campus

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

Long lead procurement	\$1.779 M
<hr/>	
Total requested	\$1.779 M
- **Project Budget**

Construction w/contingency	\$ 12.826 M
<hr/>	
Total project budget	\$ 12.826 M
- **Project Funding**

OSEP Financed	\$ 12.826M
University	\$ 0.000M
- **Project Schedule**

BoT Procurement approval	08/25
BoT Construction approval (estimate)	05/26
Construction	5/27-8/29
Completion /full operation	8/29
- **Project Delivery Method**

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

Replace and upgrade aging transformers for several buildings, including those identified as safety hazards or requiring upgrades due to University-led renovation projects.
- **Project Risks and Impacts**
 - Outages to be coordinated with OSU stakeholders.
 - Supply chain issues leading to longer than anticipated delivery times and meeting university outage schedules
- **Approval Requested**
 - Long lead procurement



project team

- OSEP project manager: Aoun Barki
- General Contractor: To be determined

Project Data Sheet for Board of Trustees Approval

Steam and Condensate Repairs and Replacements - East of Neil

156-24-LFC

Project Location: Southeast Tunnels – Upper 12th Ave. and College Tunnels

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

Construction w/contingency	\$5.149 M
----------------------------	-----------

Total requested	\$5.149 M
-----------------	-----------

- **Project Budget**

Design	\$0.884 M
--------	-----------

Construction w/contingency	\$5.149 M
----------------------------	-----------

Total project budget	\$6.033 M
----------------------	-----------

- **Project Funding**

OSEP Financed	\$6.033 M
---------------	-----------

University	\$0.000 M
------------	-----------

- **Project Schedule**

BoT design Approval	11/23
---------------------	-------

Design	05/24 – 02/25
--------	---------------

BoT construction approval	08/25
---------------------------	-------

Construction	10/25 – 11/26
--------------	---------------

Completion /full operation	12/26
----------------------------	-------

- **Project Delivery Method**

Design-Bid-Build

- **Project Scope**

- Replace and upgrade approximately 2,500 linear feet of pumped condensate distribution piping in the Upper 12th Ave. and College Road tunnels.
- Replace structural supports of the piping systems, including pipe stanchions, grout footing, connections, anchors, expansion joints, saddles, guides, and slides.
- Replace an expansion joint located in the College Road tunnel between Page Hall and Ohio Union, and repair a steam leak near Canfield Hall.

- **Project Risks and Impacts**

- Outages to be coordinated with OSU stakeholders.
- Constrained space in the tunnels, which complicates the work.
- Health and safety risks inherent in working along the route of active steam and in areas with compromised ventilation.
- Labor shortage and supply chain issues.

- **Approval Requested**

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



project team

- | | |
|-------------------------|---------------------------------------|
| • OSEP project manager: | Francisco D. Saavedra |
| • AE/design architect: | Osborn Engineering |
| • General Contractor: | Design, Bid, Build – To be determined |

Project Data Sheet for Board of Trustees Approval

OSU Substation Transformer Replacement - T1, T2

193-25-LFC

Project Location: OSU Substation

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

Detailed Design	\$ 2.165 M
-----------------	------------

Total requested	\$2.165 M
-----------------	-----------

- **Project Budget**

Initial Design	\$ 0.332 M
----------------	------------

Design and Engineering Services	\$ 2.165 M
---------------------------------	------------

Construction w/contingency	\$25.507 M
----------------------------	------------

Total project budget	\$28.004 M
----------------------	------------

- **Project Funding**

OSEP Financed	\$28.004 M
---------------	------------

University	\$ 0.000 M
------------	------------

- **Project Schedule**

BoT Pre-Design Approval	02/25
-------------------------	-------

BoT Full Engineering Approval	08/25
-------------------------------	-------

BoT Long Lead Approval	11/25
------------------------	-------

BoT Construction Approval	TBD
---------------------------	-----

- **Project Delivery Method**

Design-Bid-Build

- **Project Scope**

- This project will replace two (T1 and T2) of the three 84MVA, 138kV to 13.8kV stepdown transformers at the OSU substation to maintain reliable delivery of electricity to the campus and modernize support infrastructure.
- In addition to improving the resiliency of the electrical system, this project implements an online transformer monitoring system which will provide real time information including warning and alarms relevant to the operating characteristics of the transformers to facilitate faults before they become failures, thereby minimizing downtime and unplanned outages.

- **Project Risks and Impacts**

- Long lead equipment
- Project duration and complexity

- **Approval Requested**

Design and Engineering Services



project team

- OSEP project manager: Chris Schneider
- AE/design architect: To be determined
- General Contractor: To be determined

Project Data Sheet for Board of Trustees Approval

McCracken UPS B Replacement

194-26-LFC

Project Location: McCracken Power Plant

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

Design	\$0.421 M
--------	-----------

Total requested	\$0.421 M
-----------------	-----------

- **Project Budget**

Design & Construction w/contingency	\$ 2.799 M
--	------------

Total project budget	\$ 2.799 M
----------------------	------------

- **Project Funding**

OSEP Financed	\$ 2.799 M
University	\$ 0.000 M

- **Project Schedule**

BoT Design approval	08/25
Design	9/25 – 6/26
BoT Construction approval	5/26
Completion /full operation	8/27

- **Project Delivery Method**

Design-Bid-Build

- **Project Scope**

- This project involves the replacement of Universal Power Supply (UPS) “B”, a critical component of the McCracken Power Plant’s electrical infrastructure that is past its operational lifespan.

- **Project Risks and Impacts**

- Outages to be coordinated with OSU stakeholders.
- Equipment lead times could drive the construction schedule
- Close coordination will be required with the operations team at McCracken during construction to minimize disruption to operations

- **Approval Requested**

- Design only



project team

- OSEP project manager: Aoun Barki
- Engineer: Osborn Engineering

Project Data Sheet for Board of Trustees Approval

West Steam Leg Installation

306-26-LFC

Project Location: South of OSU Stadium on OSU Columbus Campus

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

Design	\$ 1.565 M
--------	------------

Total requested	\$ 1.565 M
-----------------	------------

- **Project Budget**

Design	\$ 1.565 M
--------	------------

Construction w/contingency	\$21.785 M
----------------------------	------------

Total project budget	\$23.350 M
----------------------	------------

- **Project Funding**

OSEP Financed	\$23.350 M
---------------	------------

University	\$ 0.000 M
------------	------------

- **Project Schedule**

BoT design Approval	08/25
---------------------	-------

Design	08/25 – 11/25
--------	---------------

BoT construction approval	02/26
---------------------------	-------

Construction	07/26 – 07/27
--------------	---------------

Completion /full operation	10/27
----------------------------	-------

- **Project Delivery Method**

Design-Bid-Build

- **Project Scope**

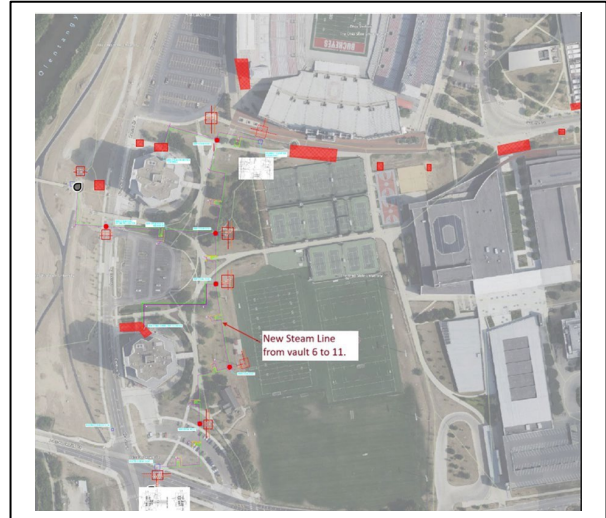
- Install approx. 1,500 linear feet of steam and condensate piping systems between steam vaults 6 and 11 located east of the Morrill and Lincoln dormitory towers.
- Use exclusively Perma-Pipe buried pipes suitable for direct burial and can withstand the operating temperatures and pressures, including the installation of pipe connections, anchors, expansion loops, guides, and supports.

- **Project Risks and Impacts**

- Service outages and maintenance of traffic to be coordinated with Facilities Operations and Development, Facilities Design and Construction, Student Life, Wexner Med Center, Athletics, Rec-sports, Traffic and Transportation Management and Buckeye Grove departments.
- Soil conditions, water table level, and existing utilities that may interfere with the piping installation.
- Health and safety risks inherent in working along the route of the new steam and condensate pipes of active construction areas such as opened trenches, hot work, heavy equipment, material handling, and so on.
- Supply chain issues and labor shortages could pose risks to completing the construction on time. No permitting risks are anticipated.

- **Approval Requested**

- Requesting approval for design in FY26.



project team

- | | |
|-------------------------|---------------------------------------|
| • OSEP project manager: | Francisco D. Saavedra |
| • AE/design architect: | Affiliated Engineers, Inc. |
| • General Contractor: | Design, Bid, Build – To be determined |

APPROVAL FOR DISPOSITION OF REAL PROPERTY

THAYER ROAD
BATH TOWNSHIP, ALLEN COUNTY, OHIO

Synopsis: Authorization to sell real property located along Thayer Road, Bath Township, Allen County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell 5.369 acres along Thayer Road, Bath Township, Ohio, identified as Allen County parcel number 37-3500-02-001.000, to Allen County so they may improve and widen Thayer Road; and

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

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

NOW THEREFORE

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

**APPROVAL FOR DISPOSITION OF REAL PROPERTY
THAYER ROAD, ALLEN COUNTY, OHIO
BOARD BACKGROUND**

Background

The university seeks Board approval for the sale of 5.369 acres along Thayer Road at the OSU Lima Campus to Allen County. The Allen County Commissioners plan to use the property to widen Thayer Road, which is located along the east side of the campus and have requested to purchase the property at the appraised value of \$43,000.

Location and Description

The affected property consists of approximately 5.369 acres along the east side of Allen County parcel number 37-3500-02-001.000.

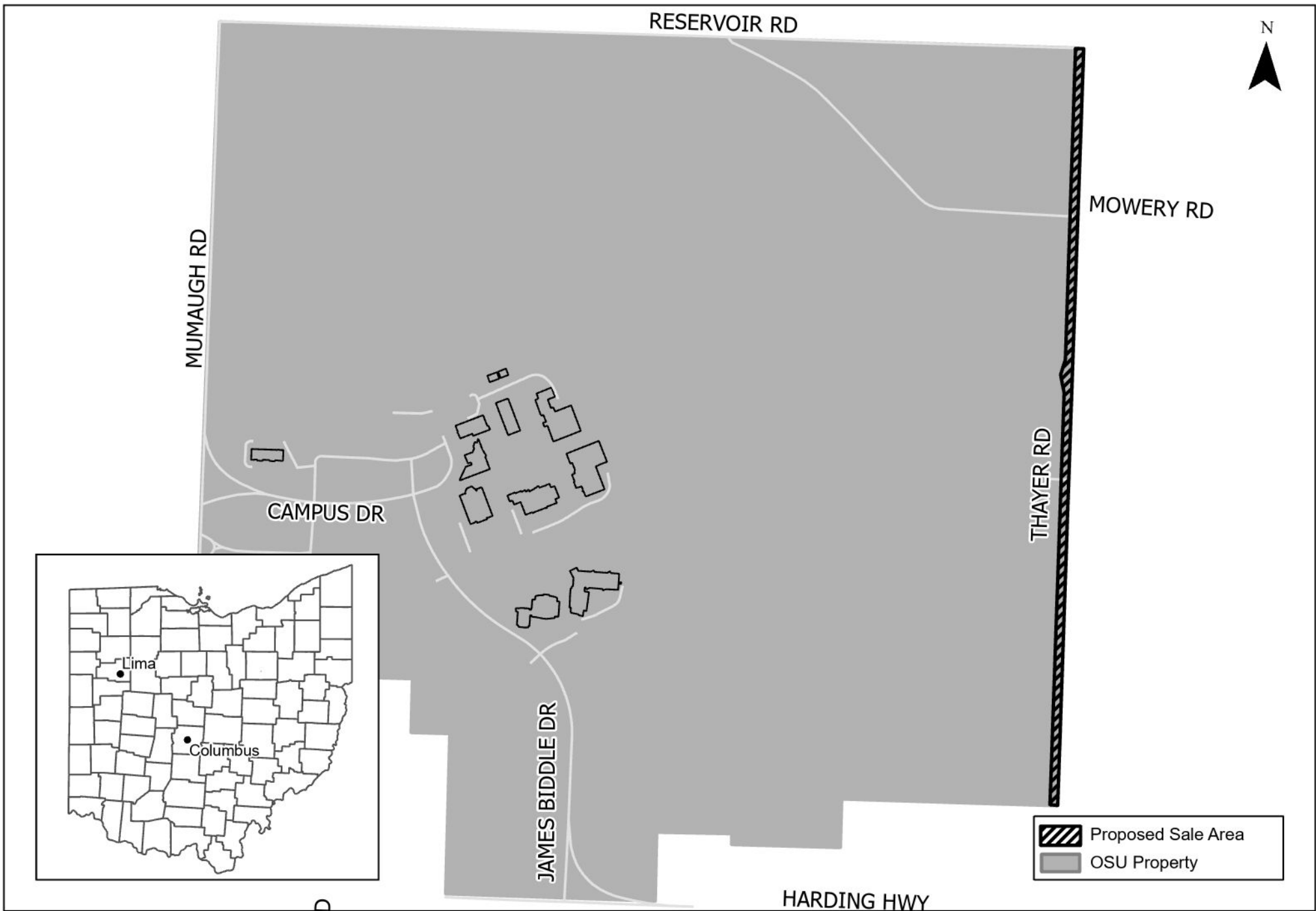
Property History

The property was purchased in 1965 as a part of the original acquisition and establishment of the OSU Lima Campus.

The proposed property to be sold extends along Thayer Road. The campus core lies approximately ¼ mile west of the sale area. The land to be sold is presently road right of way, farmland, or unimproved land, and sale of the site will not impact campus operations.

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 equal to appraised value. The proceeds will be used by OSU Lima campus to replenish their capital component fund for future projects.



Parcel ID 37-3500-02-001.000
Thayer Road
Bath Township, Lima, Ohio

		FY25 Year-To-Date					
PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY24 YTD)	Actual	Target (Budget)	Target %Var	Actual vs Target	FY25 Annual Target (Budget)	Comments
A. FINANCIAL							
1. A&P Total Uses (General & Earnings Funds)	\$178,644,743	\$182,071,548	\$184,635,875	-1.4%	—	\$200,834,430	
B. OPERATIONAL							
1. % Projects Completed On Time >Bid Threshold	100.0%	100.0%	90.0%	11.1%	—	90.0%	Total of 52 of 52 projects completed On Time.
2. % Projects Completed On Budget >Bid Threshold	100.0%	100.0%	90.0%	11.1%	—	90.0%	Total of 52 of 52 projects completed On Budget.
3. Capital Investment Program Spend*	\$836.3	\$700.5	\$766.1	-8.6%	▼	\$871.1	In Millions
4. Facility Condition Index**	0.12	0.11	0.08	37.5%	▲	0.08	Completed building assessments as of May 31, 2025: 290 buildings processed; 24.9 million GSF.
5. CABS Riders	3,049,017	3,396,322	3,049,000	11.4%	—	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 %***	75.5%	73.5%	80.0%	-8.2%	▬	80.0%	YTD (May) Occup%: Transient = 68%, 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	\$467,004	\$171,584	\$192,097	-10.7%	▬	\$196,703	Key contributors YTD: SOAR MRI, ENGIE Ductbank, Kinnear Window Replacement, Tunnel Restoration, B & Z Vault, Sisson Hall Chiller, Verizon 5G, 12th Ave Waterline & Sanitary, Pressey Floor Replacement, Steam Vault Repair, Pressey ULAR Expansion.
8. WOSU Broadcast Audience (Viewers, Listeners)	696,327	646,818	696,327	-7.1%	▬	691,225	WOSU-FM is 9th in Columbus market, with spring audience growing after post-election decline. Classical 101 remains a top 20 station in Columbus.
9. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	7,282,300	6,533,797	7,282,300	-10.3%	▲	7,796,015	While short of Target, trending in positive direction. YouTube channel experienced record growth with a 27.9% increase, website unique viewers up 12.7%, NPR News stream up 6.6%.
C. SAFETY							
1. EHS Recordable Incident Rate (CYTD):	1.81	1.09	1.40	-22.1%	▲	1.60	2025 Calendar YTD
2. Major On-Campus Crimes	169	166	169	-1.8%	▲	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	4:27	4:19	5:00	-13.5%	▲	5:00	Average response time YTD (4:19 minutes) is below YTD target (5:00 minutes)
4. Traffic Accidents Injury	32	32	32	0.0%	▲	36	YTD (32) same count as prior year actuals.
5. Traffic Accidents Non-Injury	105	137	105	30.5%	▼	110	YTD above target and prior year, no discernable pattern
6. Off-Campus Crime Statistics	831	1,434	856	67.5%	▲	917	YTD higher than prior yr. However, decrease of 31% from April to May 2025. 30% decrease compared to May 2024. Over half (52%) of off-campus crimes YTD related to Attempted Motor Vehicle Theft (35), Motor Vehicle Theft (275), & 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 – July 2025



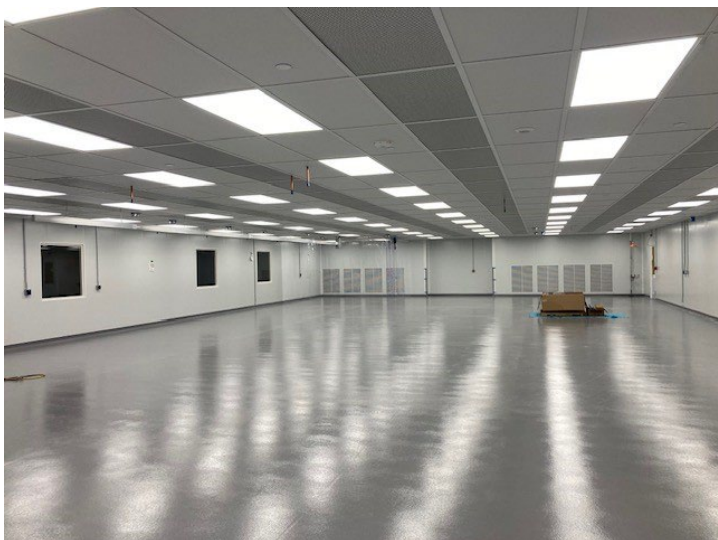
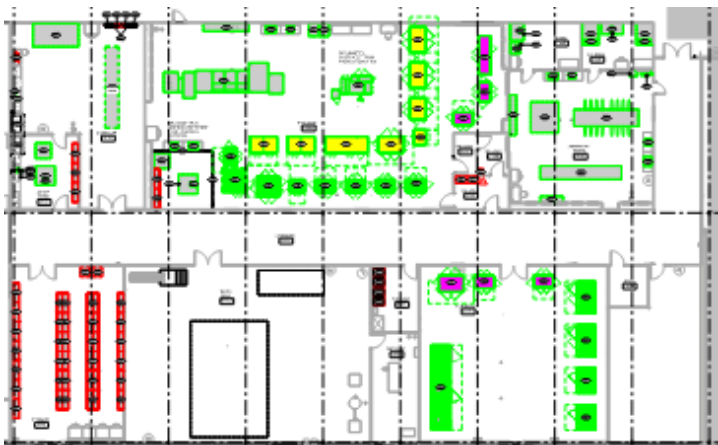
THE OHIO STATE UNIVERSITY

Project Status Report - Current Projects Over \$20M

PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Battery Cell Research & Demonstration Center	9/25	✓	✓	\$23.7 M		
Wexner Medical Center Inpatient Hospital	10/25	✓	✓	\$1,943.0 M		
Waterman Multispecies Animal Learning Center (MALC)	11/25	✓	✓	\$60.1 M		
Tunnel Rehabilitation Phase I	11/25	✓	✓	\$42.0M		
Biomedical and Materials Engineering Complex Phase 2	2/26	✓	✓	\$94.3 M		
Combined Heat & Power Plant/District Heating & Cooling Loop	4/26	✓	✓	\$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				\$2,850.4 M		

On Track
 Watching Closely
 Not on Track

Battery Cell Research & Demonstration Center



Battery Cell Research & Demonstration Center

This facility is a research and development (R&D) prototype pilot site designed for small scale, experimental testing of new materials, battery cell designs, and processes. It functions as a laboratory to validate concepts, refine designs, and test prototype cells, helping to identify potential issues before foundation partners commit to large-scale investments at their respective production facilities.

PROJECT FUNDING: Corporate Partners, NIST

PROJECT UPDATE: Final inspections (excluding the Formation Room) are complete.

Commissioning for partial occupancy is on track for mid-September, with production equipment installation and connections continuing through September.

CURRENT BUDGET	
Construction w/ Cont	\$17.7 M
Total Project	\$23.7 M

CONSULTANTS	
Architect of Record	Wellogy
CM at Risk	Whiting Turner

PROJECT SCHEDULE	
BoT Approval	08/23
Construction	07/24-09/25
Facility Opening	09/25

 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 15–18 was completed May 2025. Levels 19–23 and portions of L5 were completed July 2025. Installation of FF&E and Technology ongoing on LL thru L20. 10th Avenue re-opened June 17th. Forecourt Phase 2 Canopy Steel Complete.



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

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

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

On Budget
 On Time

Waterman Multispecies Animal Learning Center (MALC)



MULTISPECIES LEARNING CENTER

Construction of a new 100,000 square foot animal facility and a new 24,000 square foot dairy to support the College of Food, Agricultural, and Environmental Sciences (CFAES) strategy for Waterman by providing access to animals, educational spaces, technology, equipment, and amenities. Program spaces include animal barns, a multi-purpose indoor arena, teaching, meeting and event spaces.

PROJECT FUNDING: University funds, state funds, fundraising

PROJECT UPDATE: Structural framing is complete. Underground mechanical, electrical and plumbing work is ongoing. The arena and multispecies barns, including the dairy barn, are enclosed.

CURRENT BUDGET	
Construction w/ Cont	\$49.7 M
Total Project	\$60.1 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: Midwest campus work complete. McCracken tunnel segment construction is underway. S. Neil tunnel package is in design with construction to begin Spring 2026.

CURRENT BUDGET	
Construction w/ Cont	\$26.8M
Total Project	\$42.0M

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. Window frames are being installed along with exterior sheathing and brick. Roofing and civil infrastructure will be completed during the summer months. The Magee Family Plaza between Chemistry Engineering and Fontana will be completed prior to student return in August 2025.

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	08/23–02/26
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 April 2026. 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	08/19
Construction	04/26
Facility Opening	04/26

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: Exterior window installation is complete. Interior finishes are progressing throughout. Mechanical, electrical, and plumbing rough-ins are complete on lower floors and progressing to upper floors with main mechanical units in place to provide heat for Winter 2025.

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 wrapping up as the building is now enclosed. Interior wall framing and overhead MEP installation have begun on all floors as finishes have begun on floors 1, 2 and 3 of the MOB.

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

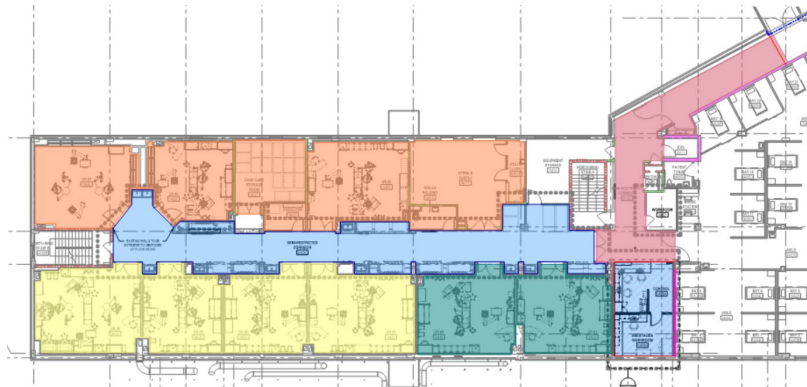
CONSULTANTS	
Architect of Record	DLR
CM at Risk	CK Construction

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: Phase 2 of the project is underway. Framing and overhead MEP work continues. The new AHU and chiller have been set on the roof and progress continues. Unforeseen conditions will require additional demolition. The project team is actively evaluating the impacts to the project schedule.

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

CONSULTANTS	
Architect of Record	IKM Architects
CM at Risk	Messer

PROJECT SCHEDULE	
BoT Approval	05/23
Construction	12/24-12/26
Facility Opening	01/2027

■ On Budget
■ On Time