

SUMMARY OF ACTIONS TAKEN

March 4, 2026 – Master Planning and Facilities Committee Meeting

Members Present:

Juan Jose Perez
George A. Skestos
Elizabeth A. Harsh
Reginald A. Wilkinson

Pierre Bigby
Bradley R. Kastan
Kendall C. Buchan

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

Members Present via Zoom: N/A

Members Absent: N/A

PUBLIC SESSION

The Master Planning and Facilities Committee of The Ohio State University Board of Trustees convened on Wednesday, March 4, 2026, at Longaberger Alumni House on Ohio State's Columbus campus. Committee Chair John Perez called the meeting to order at 12:28 p.m.

EXECUTIVE SESSION

It was moved by Mr. Perez and seconded by Dr. Wilkinson that the committee recess into executive session to discuss security procedures, consider business-sensitive trade secrets and consult with legal counsel regarding pending 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, Mrs. Harsh, Dr. Wilkinson, Mr. Bigby, Mr. Kastan, Dr. Buchan, Mr. Schottenstein, Mr. Myers and Mr. Zeiger.

The committee entered executive session at 12:30 p.m. and reconvened in public session at 2:54 p.m.

PUBLIC SESSION**Item for Discussion:**

1. Public Safety Update: Chris Kabourek, senior vice president for administration and planning and senior advisor to the president, emphasized the university's continued focus on the safety of students, faculty, staff and visitors. Associate Vice President for Public Safety Monica Moll then reviewed key public-safety initiatives across the Columbus campus, particularly off-campus crime prevention efforts. These include joint patrols with the Columbus Division of Police; the Buckeye Block Watch program; as well as cameras, lighting and license-plate readers. She also previewed forthcoming updates to Blankenship Hall, which will provide additional tools for university police officers, and plans to gradually increase the size of the Ohio State University Police Division from 75 to 90 officers.

(See Attachment X for background information, page XX)

Items for Action:



- 2. Approval of Minutes: No changes were requested to the December 3, 2025, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
- 3. Resolution No. 2026-100: Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts:

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES CONTRACTS
 BSH – LOWER-LEVEL RENOVATION
 15TH AND HIGH ARTS PLAZA
 MULTIMODAL SAFETY PLANNING STUDY

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS
 MMP CONCOURSE RENOVATION
 STEFANIE SPIELMAN COMPREHENSIVE BREAST CENTER LINAC REPLACEMENT

APPROVAL TO ENTER INTO/INCREASE CONSTRUCTION CONTRACTS
 NORTH TOWERS RENOVATIONS
 OUTPATIENT CARE EAST CLINIC RENOVATIONS AND RELOCATIONS
 UH-DOAN HALL SPRINKLER INSTALLATION

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	
BSH – Lower-Level Renovation	\$2.0M	\$2.0M	Auxiliary funds
15th and High Arts Plaza	\$2.3M	\$2.3M	University funds
Multimodal Safety Planning Study	\$0.375M	\$0.375M	Grant funds 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	
MMP Concourse – Renovation	\$0.5M	\$5.3M	\$5.8M	Auxiliary funds
Stefanie Spielman Comprehensive Breast Center Linac Replacement	\$0.2M	\$4.7M	\$4.9M	Auxiliary funds

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



	Construction Approval Requested	Total Requested	
North Towers Renovations	\$15.0M	\$15.0M	University debt
Outpatient Care East – Clinic Renovations and Relocations	\$3.9M	\$3.9M	Auxiliary funds
UH-Doan Hall Sprinkler Installation	\$8.8M	\$8.8M	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 and Investment 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 2026 Capital Investment Plan be amended to include professional services for the 15th and High Arts Plaza project and partial construction funding for the North Towers Renovation project.

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

(See Appendix X for background information, page XX)

4. Resolution No. 2026-101: Approval for Acquisition of Real Property – 6515 Pullman Drive:

3.384 +/- ACRES AT 6515 PULLMAN DRIVE,
LEWIS CENTER, DELAWARE COUNTY, OHIO

Synopsis: Authorization to purchase real property located at 6515 Pullman Drive, Lewis Center, Ohio, is proposed.

WHEREAS The Ohio State University seeks to purchase 3.384 acres of improved real property located at 6515 Pullman Drive, Lewis Center, Ohio, identified as Delaware County parcel number 318-220-01-058-026 at a purchase price of \$7,500,000; and

WHEREAS the purchase of this property supports the Wexner Medical Center’s long term strategic plan:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the president and/or senior vice president for business and finance shall be authorized to take any action required to effect the purchase of the aforementioned property upon terms and conditions deemed to be in the best interest of the university and at a purchase price at or below the appraised value.

(See Appendix X for background information, page XX)

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

Written Reports

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

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

The committee adjourned at 3:05 p.m.

DRAFT

APPROVAL OF OHIO STATE ENERGY PARTNERS UTILITY SYSTEM INTERIM CAPITAL IMPROVEMENTS PLAN FOR FISCAL YEAR 2027

Utility System Lifecycle and Expansion Projects

Synopsis: Approval of Ohio State Energy Partners LLC (“OSEP”) Fiscal Year 2027 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, 2026; and

WHEREAS the university has not finalized its capital investment plan for Fiscal Year 2027; 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 certain cost categories of the utility system projects are currently subject to an ongoing dispute resolution 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 and Facilities Committee has reviewed the projects for alignment with all applicable campus plans and guidelines; and

WHEREAS the Finance and 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 authorizes OSEP to proceed with the Fiscal Year 2027 interim capital improvement plan utility system projects; and

BE IT FURTHER RESOLVED, That the Board of Trustees’ approval of the final actual and allowable costs of these utility system projects is pending the results of the dispute resolution.

BACKGROUND

TOPIC: Approval of Fiscal Year 2027 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 include three Lifecycle Renovations, Repairs, and Replacement Projects ("LFC") and one Expansion project ("EXP").

SUMMARY:

Building Transformer Replacement – Phase 1 – 154-26-LFC

Scope: The replacement and upgrade of medium voltage electricity transformers and related equipment in Bradley-Patterson Hall, Converse Hall, French Field House, Ramseyer Hall, Baker Hall, Drackett Tower, and Taylor Tower. The project was previously approved for design and long-lead procurement. Approximately \$610,000 of the total project cost is university scope that will be delivered by OSEP. It is necessary to begin this project promptly to align with the university's planned renovations.

Construction Cost Request: \$ 7.184 M

Project Cost Breakdown Estimate	Cost
FY 2026 – Design & Procurement	\$ 1.779 M
FY 2027 – Construction & Procurement	\$ 5.675 M
FY 2028 – Construction	\$ 1.509 M
Total Project Cost Estimate	\$ 8.963 M

Vault Dewatering and Monitoring System – 160-27-LFC

Scope: The construction of upgrades and improvements to thirteen campus chilled water vaults that currently have persistent water infiltration and reliability concerns. The project will include the installation of pumps and water level monitoring systems. This project was previously approved for design. It is necessary to begin this work promptly to enable time-sensitive system outages.

Construction Request: \$ 5.041 M

Project Cost Breakdown Estimate	Cost
FY 2024 – Design	\$ 0.507 M
FY 2027 – Construction Estimate	\$ 5.041 M
Total Project Cost Estimate	\$ 5.548 M

Tunnel Utility Upgrades – Phase 1 South Neil – 198-26-LFC

Scope: This OSEP project covers the upgrades to parts of the utility system in the South Neil Avenue tunnel in coordination with the university project (OSU-230499) to repair four major sections of tunnels on the Columbus campus. This project will be a university-led coordination project and was previously approved for design. It is necessary to begin this work promptly to enable time-sensitive system outages.

Construction Request: \$ 8.265 M

Project Cost Breakdown Estimate	Cost
FY 2026 – Design	\$ 1.215 M
FY 2027 – Construction	\$ 8.026 M
FY 2028 – Construction	\$ 0.239 M
Total Project Cost Estimate	\$ 9.480 M

McCracken IT Upgrades – 357 -27-LFC

Scope: Upgrades to McCracken’s outdated IT infrastructure including virtual servers and network hardware. The project will also transition from the eDNA platform, which is no longer supported, to the PI system to ensure that the smart meter data can be collected, stored, and accessed reliably. It is necessary to begin the project promptly to enable the transition from the eDNA platform as soon as possible.

Design & Construction Request: \$ 1.545 M

Project Cost Breakdown Estimate	Cost
FY 2027 – Design & Construction	\$ 1.500 M
FY 2028 – Design & Construction	\$ 0.045 M
Total Project Cost Estimate	\$ 1.545 M

Midwest District Heating & Cooling System Connections – Phase 1 - 170-27-EXP

Scope: The design and construction of connections to the new Midwest campus district heating and cooling loop that will be served by the new CHP and chilled water plant. This project will connect the following buildings to the district chilled water loop: Agricultural Engineering, Galbreath Equine Center, Goss Laboratory, Veterinary Medicine Hospital and Academic buildings, Sisson Hall, Howlett Hall, Howlett Headhouse, Parker Food Science, and Kottman Hall. This project will be executed as a university-led coordination project. It is necessary to begin this work promptly to enable time-sensitive system outages.

Design and Construction Request: \$ 3.021 M

Project Cost Breakdown Estimate	Cost
FY 2027 – Design & Construction	\$ 1.007 M
FY 2028 – Construction	\$ 1.007 M
FY 2029 – Construction	\$ 1.007 M
Total Project Cost Estimate	\$ 3.021 M

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

Project Data Sheet for Board of Trustees Approval

Building Transformer Replacement 1

154-26-LFC

Project Location: St. John/FFH, Drackett, Taylor, Bradley, Converse, Baker, Ramseyer

- Approval(s) Requested and Amount**

Construction	\$ 7.184 M
Total requested	\$ 7.184 M

- Project Budget**

Long Lead Procurement	\$ 1.779 M
Construction	\$ 7.184 M
w/contingency	
Total project budget	\$ 8.963 M

- Project Funding**

OSEP Financed	\$ 8.353 M
University	\$ 0.610 M

- Project Schedule**

BoT Procurement approval	08/25
BoT Construction approval	06/26
Construction	7/26-6/27
Completion /full operation	12/27

Building	Transformer Type	Age (Yrs)	Notes
Bradley-Patterson	Silcone	>40	University renovations and upsizing of air conditioning
Converse Hall	Mineral	36	Safety issue with canned transformers
Drackett Tower	Oil	>40	University renovations aligning outages
French Field House	Silcone	>40	Safety issue with canned transformers
Taylor Tower	Silcone	>40	University renovations aligning outages
Baker Hall	Silcone	>40	University renovations and upsizing of air conditioning
Ramseyer Hall	Liquid	36	Failed

- 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**

- o Outages to be coordinated with OSU stakeholders.
- o Supply chain issues leading to longer than anticipated delivery times and meeting university outage schedules
- o Impact to University managed switchgear due to relocation.

- Approval Requested**

- o Construction

project team

- OSEP project manager: Aoun Barki
- General Contractor: TBD

Project Data Sheet for Board of Trustees Approval

Vault Dewatering and Monitoring Systems

160-24-LFC

Project Location: East Campus, Main Campus, South Campus, and West Campus

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

Design	\$0
Construction w/contingency	\$5.041 M
Total requested	\$5.041 M

- **Project Budget**

Design	\$0.507 M
Construction w/contingency	\$5.041 M
Total project budget	\$5.548 M

- **Project Funding**

OSEP Financed	\$5.548 M
University	\$0

- **Project Schedule**

BoT design Approval	11/23
Design	05/24 – 02/25
BoT construction approval	06/26
Construction	06/26 – 04/28
Completion / full operation	05/28

- **Project Delivery Method**

Design-Bid-Build

- **Project Scope**

- Install duplex sump pump systems in thirteen chilled water vaults to address these dewatering needs and ensure monitoring by the Operator in case of failure or emergency.
- Set up a control panel remotely located in the nearest adjacent building to the vaults.
- Supply reliable power supply to each pump system complying with the OSU building design standards.

- **Project Risks and Impacts**

- Outages to be coordinated with OSU stakeholders.
- Confined space protocol to enter the vaults, which makes the work difficult.
- Labor shortage and supply chain issues.

- **Approval Requested**

- Approval for design received for FY24. Requesting approval for construction in FY27.



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 Neil Tunnel

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

Construction	\$ 8.265 M
Total requested	\$ 8.265 M

- **Project Budget**

Design	\$ 1.215 M
Construction Only	\$ 7.181 M
Contingency & financing cost	\$ 1.084 M
Total project budget	\$ 9.480 M

Costs above based on estimate provided by OSU

- **Project Funding**

OSEP Financed	\$ 9.480 M
University	\$ 0.000 M

- **Project Schedule**

BoT Approval for Construction	06/26
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Completion of Design operation 07/25 – 10/26
Construction 10/26 – 10/27

- **Project Delivery Method**

Design-Bid-Build (University-led Coordination)

- **Project Scope**

OSU is performing structural repairs/improvements to the south Neil Tunnel, OSEP funds will be used to support Utility system upgrades associated with OSU tunnel project.

 - Replace sections of steam and condensate pipes, including anchors, isolation valves, steam traps, pipe supports and insulation, ChW and HhW piping relocations.

- **Project Risks and Impacts**
 - Outages to be coordinated with OSU stakeholders.

- **Approval Requested**
 - Requesting Approval for construction in FY27.

project team

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

Project Data Sheet for Board of Trustees Approval

McCracken IT Upgrades

357-27-LFC

Project Location: McCracken Powerplant

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

Design + Construction w/contingency	\$1.545 M
Total requested	\$1.545 M
- **Project Budget**

Design + Construction w/contingency	\$1.545 M
Total project budget	\$1.545 M
- **Project Funding**

OSEP Financed	\$ 1.545 M
University	\$ 0.000 M
- **Project Schedule**

BoT design and construction Approval	4/26
Construction	6/26 – 6/27
Completion/full operation	7/27
- **Project Delivery Method**

Design-Build
- **Project Scope**
 - Replace IT equipment and migrate historians from sunset software to new solution.
- **Project Risks and Impacts**
 - Labor shortage and supply chain issues.
- **Approval Requested**
 - Requesting Approval for design and construction in FY27.



Project Team

- OSEP project manager: Sarah Buckingham

Project Data Sheet for Board of Trustees Approval

Midwest Heating and Cooling Building Conversion Connections - Phase 1 170-27-EXP

Project Location: Midwest campus

- Approval(s) Requested and Amount**

Construction	\$3.021 M
Total requested	\$3.021 M

- Project Budget**

Construction Only	\$ 2.440 M
w contingency	\$ 0.581 M
Total project budget	\$ 3.021 M

- Costs above based on estimate provided by OSU

Building	Scope of Work
Agricultural Engineering	1. Excavation to bring ChW and HHW to building 2. Valves, meters, and bypass loops
Veterinary Medical Center	Valves, meters, and bypass loops
Howlett Headhouse	Valves, meters, and bypass loops

- Project Funding**

OSEP Financed	\$ 3.021 M
University	\$ 0.000 M

- Project Schedule**

BoT Approval for Construction	06/26
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- Project Delivery Method**
 Design-Bid-Build

- Project Scope**
 - This project aims to connect ten existing buildings on the Midwest campus to the new District Heating and Cooling (DHC) utility system. The scope includes tying three groups of buildings into the district cooling network and providing support to convert the cooling systems to utilize the newly supplied chilled water (CHW). Additionally, the heating hot water (HHW) supply and return lines for Agricultural Engineering will be brought into building but valved and capped for future integration.

- Project Risks and Impacts**
 - Outages to be coordinated with OSU stakeholders.

- Approval Requested**
 - Requesting approval for design in FY27.

project team

- OSEP Program Manager: Firas S. Oueis
- AE/design architect:
- General Contractor: DBB – To be determined

**APPROVAL OF INTERIM CAPITAL INVESTMENT PLAN
FOR FISCAL YEAR 2027**

Synopsis: Authorization and acceptance of the Interim Capital Investment Plan for the fiscal year ending June 30, 2027, is proposed.

WHEREAS the state capital budget for Fiscal Years 2027 and 2028 has not yet been enacted; and

WHEREAS the Interim Capital Investment Plan will allow the university to begin or continue capital projects in support of strategic goals during the period from July 1, 2026, through September 3, 2026; and

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

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

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

WHEREAS the final Fiscal Year 2027 Capital Investment Plan will be presented for consideration at the September 2026 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, 2027; 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 2027-2031 Interim Capital Investment Plan
June 3, 2026

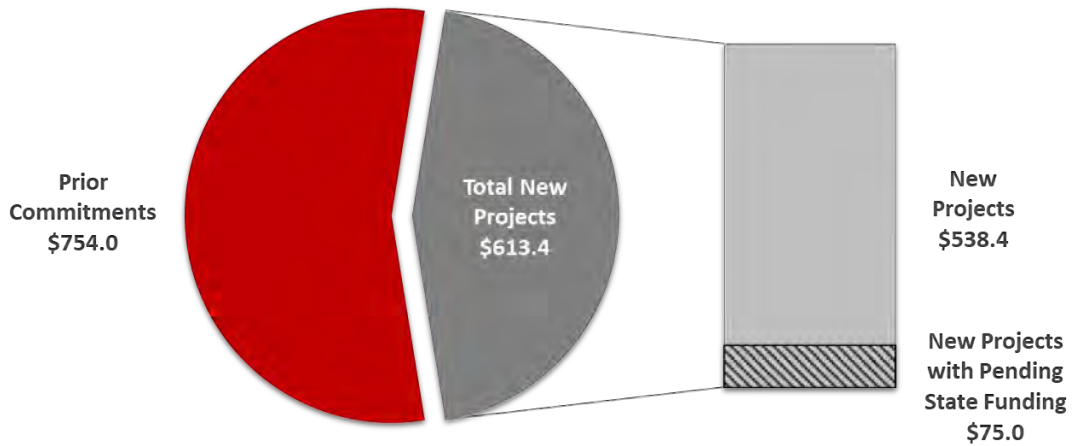


Table 1 - Prior Commitments - Remaining Spend (As of 3/31/2026 Actuals)

\$ in Millions

Line	Capital Priority	Projected Capital Expenditures					Total
		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	
1	A&S - Biological Sciences Building Upgrades	\$ 1.8	\$ 5.3	\$ 4.7	\$ 2.3	\$ -	\$ 14.0
2	ABA - 1922 Club	\$ 7.6	\$ 1.2	\$ -	\$ -	\$ -	\$ 8.8
3	ABA - Technology Modernization	\$ 2.1	\$ 12.5	\$ 4.1	\$ -	\$ -	\$ 18.6
4	CFAES - Waterman Infrastructure Project	\$ 3.6	\$ 0.5	\$ -	\$ -	\$ -	\$ 4.1
5	COE - BMEC Phase 2	\$ 3.6	\$ 0.6	\$ 1.2	\$ -	\$ -	\$ 5.4
6	COE - Bus Testing Facility	\$ 4.3	\$ 0.4	\$ -	\$ -	\$ -	\$ 4.8
7	DENT - Simulation Space Modernization	\$ 12.5	\$ 3.9	\$ 0.3	\$ -	\$ -	\$ 16.7
8	EHE - Campbell Hall Renovation	\$ 5.0	\$ 0.3	\$ -	\$ -	\$ -	\$ 5.3
9	FOD - Tunnel Rehabilitation Phase 1	\$ 8.9	\$ 1.2	\$ 0.7	\$ -	\$ -	\$ 10.8
10	NURS - Newton Hall AHU Replacements	\$ 0.6	\$ 0.7	\$ 8.7	\$ 2.0	\$ -	\$ 12.0
11	SL - North Towers Renovations	\$ 5.2	\$ 11.8	\$ 5.5	\$ -	\$ -	\$ 22.5
12	UNIV - 15th and High Arts Plaza	\$ 1.3	\$ 0.9	\$ -	\$ -	\$ -	\$ 2.2
13	VET - Auditorium 1067 Renovation	\$ 3.0	\$ 0.6	\$ -	\$ -	\$ -	\$ 3.6
14	VET - Library Renovation	\$ 3.5	\$ 0.6	\$ -	\$ -	\$ -	\$ 4.1
15	WMC - Inpatient Hospital	\$ 33.7	\$ -	\$ 13.2	\$ -	\$ -	\$ 46.9
16	WMC - James Cellular Therapy Lab	\$ 1.3	\$ 3.8	\$ 1.7	\$ -	\$ -	\$ 6.8
17	WMC - James Outpatient Care Buildout	\$ 1.0	\$ 3.8	\$ 1.7	\$ -	\$ -	\$ 6.5
18	WMC - Magnetic Resonance Linear Accelerator & Housing	\$ 0.9	\$ 3.2	\$ 3.6	\$ 2.3	\$ 0.3	\$ 10.3
19	WMC - OSU East 4th Floor OR Renovation	\$ 6.4	\$ 1.1	\$ -	\$ -	\$ -	\$ 7.5
20	WMC Doan Hall - Roof Replacement	\$ 4.2	\$ 8.8	\$ 1.0	\$ -	\$ -	\$ 14.0
21	WMC Outpatient - Powell	\$ 36.8	\$ 9.4	\$ -	\$ -	\$ -	\$ 46.2
22	WMC Outpatient Care West Campus	\$ 5.9	\$ -	\$ 4.5	\$ -	\$ -	\$ 10.4
23	Roll Up Other Projects	\$ 201.3	\$ 161.2	\$ 99.4	\$ 10.4	\$ 0.4	\$ 472.7
	Subtotal	\$ 354.4	\$ 231.7	\$ 150.2	\$ 16.9	\$ 0.8	\$ 754.0

FY 2027-2031 Interim Capital Investment Plan
June 3, 2026

Table 2 - New Projects Beginning in FY2027

\$ in Millions

Line	Capital Priority	Projected Capital Expenditures					Total
		FY 2027	FY 2028	FY 2029	FY 2030	FY 2031+	
1	Anticipated Spend for CIP Changes	\$ 10.0	\$ -	\$ -	\$ -	\$ -	\$ 10.0
2	Roll Up Small Infrastructure Projects	\$ 15.2	\$ 23.2	\$ 18.9	\$ 4.9	\$ 0.7	\$ 62.8
3	Small Programmatic Cash Ready Projects	\$ 8.0	\$ 14.1	\$ 5.2	\$ 0.2	\$ -	\$ 27.5
4	WMC Roll Up of Multiple Cash Ready Projects	\$ 164.8	\$ 4.4	\$ 10.3	\$ 14.3	\$ 24.0	\$ 217.9
5	CoM Roll Up of Multiple Cash Ready Projects	\$ 3.4	\$ 8.0	\$ 5.3	\$ -	\$ -	\$ 16.7
New Major Projects							
6	ABA - Technology Modernization (Construction increase)	\$ 4.0	\$ 4.0	\$ -	\$ -	\$ -	\$ 8.0
7	CAS - Hughes Hall Renovation	\$ 1.3	\$ 3.8	\$ 13.9	\$ 16.0	\$ 22.0	\$ 57.0
8	CAS - Ramseyer Hall Renovation	\$ 3.7	\$ 9.5	\$ 15.4	\$ 15.4	\$ 11.0	\$ 55.0
9	DPS - Blankenship Hall Renovation	\$ 1.7	\$ 5.0	\$ 4.9	\$ 1.7	\$ -	\$ 13.3
10	FAES - Fisher Auditorium Building Renovation	\$ 0.2	\$ 1.8	\$ 2.8	\$ 0.5	\$ -	\$ 5.4
11	FCOB - Fisher College of Business Facility Improvements	\$ 1.7	\$ 5.0	\$ 2.2	\$ -	\$ -	\$ 9.0
12	WMC - Emergency Dept. Relocation/Expansion	\$ 2.2	\$ 8.1	\$ 9.2	\$ 5.9	\$ 0.9	\$ 26.3
13	WMC - Inpatient Tower Unshelling (Equipment)	\$ 2.3	\$ 7.0	\$ 25.6	\$ 29.3	\$ 40.4	\$ 104.6
Grand Total		\$ 218.5	\$ 94.0	\$ 113.7	\$ 88.3	\$ 99.0	\$ 613.4

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

\$ in Millions

Line	Unit	Projected Capital Expenditures								Grand Total	% By Unit	Def. Maint.	
		Local	WMC	State	Grant	Fundraising	Other Partners	Internal Bank Debt	Addressed			Def. Maint. %	
1	Academic Support	\$ 90.8	\$ -	\$ 64.6	\$ -	\$ 1.2	\$ -	\$ -	\$ -	\$ 156.6	25.5%	\$ 37.7	24.1%
2	Athletics	\$ 4.7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8.0	\$ -	\$ 12.7	2.1%	\$ 2.7	21.4%
3	Infrastructure	\$ 38.7	\$ -	\$ 2.4	\$ 5.7	\$ -	\$ -	\$ 8.1	\$ -	\$ 54.9	9.0%	\$ 32.7	59.5%
4	Regional Campuses	\$ -	\$ -	\$ 8.0	\$ -	\$ -	\$ 5.3	\$ -	\$ -	\$ 13.3	2.2%	\$ 10.2	77.2%
5	Student Life	\$ 10.5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10.5	1.7%	\$ 9.5	90.0%
6	WMC/COM	\$ 16.7	\$ 348.8	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365.5	59.6%	\$ 46.5	12.7%
Grand Total		\$ 161.4	\$ 348.8	\$ 75.0	\$ 5.7	\$ 1.2	\$ 5.3	\$ 16.1	\$ -	\$ 613.4	100%	\$ 139.3	23%

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

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS

EAST HOSPITAL – CATH LAB
FISHER COLLEGE OF BUSINESS FACILITY IMPROVEMENTS

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

BLANKENSHIP HALL UPGRADES
MIDWEST CAMPUS CHILLED WATER CONNECTIONS
OHIO STADIUM, WHAC VIDEO BOARD/AUDIO UPGRADES

APPROVAL TO ENTER INTO CONSTRUCTION CONTRACTS

DHLRI – FIRE AND HVAC SYSTEM RENEWAL
DOAN – REPLACE PET/CT WITH BIOGRAPH

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	
East Hospital – Cath Lab	\$0.6M	\$0.6M	Auxiliary funds
Fisher College of Business Facility Improvements	\$9.0M	\$9.0M	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	
Blankenship Hall Upgrades	\$0.3M	\$14.6M	\$14.9M	University funds
Midwest Campus Chilled Water Connections	\$1.0M	\$9.6M	\$10.6M	University funds Partner funds (OSEP/ENGIE)
Ohio Stadium, WHAC Video Board/Audio Upgrades	\$1.7M	\$21.1M	\$22.8M	Auxiliary funds University debt

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

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

	Construction Approval Requested	Total Requested	
DHLRI – Fire and HVAC System Renewal	\$5.5M	\$5.5M	University funds
Doan – Replace PET/CT with Biograph	\$6.4M	\$6.4M	Auxiliary funds

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

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

East Hospital – Cath Lab

OSU-255807 (REQ ID# WMC240004)

Project Location: Ohio State East Hospital

- **Approval Requested and Amount**

Professional services	\$0.6M
<u>Total requested</u>	<u>\$0.6M</u>

- **Project Budget**

Professional services	\$0.6M
Construction w/contingency	\$11.7M
<u>Total project budget</u>	<u>\$12.3M</u>

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	06/26
Design	07/26 – 12/26
BoT construction approval	12/26
Construction	01/27 – 08/27
Facility opening	09/27

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY27 Capital Investment Plan.

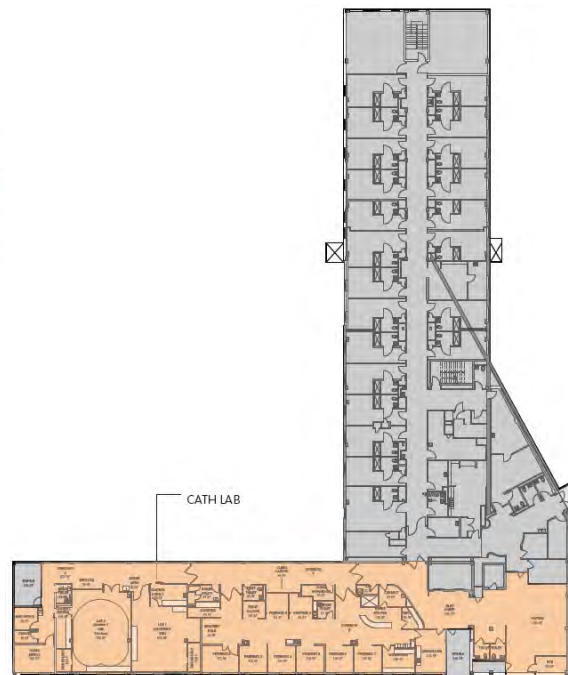
- **Project Scope**

- This project includes the renovation of the Cath Lab (procedure room to treat heart conditions) located on the fifth floor of Ohio State East Hospital.
- This project will replace equipment in two Cath Labs that are reaching end of usual life. Additional renovations include finish updates, expansion and reconfiguration of two pre/post bays, ADA compliance upgrades, and renovation of the nurse station.

- **Approval Requested**

- Approval is requested to enter into professional services contracts.

○



- **project team**

University project manager: Vetrano, Christina
AE/design architect: Gensler
CM at Risk or Design Builder: CMR

Project Data Sheet for Board of Trustees Approval

Fisher College of Business Facility Improvements

OSU-270002 (REQ ID# FCB270001)

Project Location: Fisher College of Business

○ Approval Requested and Amount	
Professional services	\$9.0M
<hr/> Total requested	<hr/> \$9.0M

○ Project Budget	
Professional services	TBD
Construction w/contingency	TBD
<hr/> Total project budget	<hr/> TBD

○ Project Funding	
University funds	

○ Project Schedule	
BoT professional services approval	06/26
Design	7/26 – TBD
BoT construction approval	TBD
Construction	TBD
Facility opening	TBD

○ Project Delivery Method	
Construction Manager at Risk	

- **Planning Framework**
 - A facility master plan was completed in 2024.
 - This project is included in the FY27 Capital Investment Plan.

- **Project Scope**
 - Update, improve, and expand the college's facilities to support increased enrollment, experiential learning, and to facilitate collaboration with industry partners.
 - The scope includes expanded classroom spaces aligned with a cohort-based curriculum to enhance learning-based outcomes and improve student engagement. Updated gathering and event spaces, faculty offices, and support spaces are also included in the scope.
 - The initial design phase will include site evaluation, a validation of program, cost estimating and enhanced collateral materials. The final project scope and cost estimate will be validated during design.

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



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- **project team**
 - University project manager: TBD
 - AE/design architect: TBD
 - CM at Risk or Design TBD

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	\$0.3M
Construction w/Contingency	\$14.6M
<hr/>	
Total requested	\$14.9M

- **Project Budget**

Professional services	\$1.5M
Construction w/contingency	\$14.6M
<hr/>	
Total project budget	\$16.1M

- **Project Funding**

University funds

- **Project Schedule**

BoT professional services approval	08/25
Design	9/25 – 06/26
BoT construction approval	06/26
Construction	07/26 – 09/27
Facility opening	10/27

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY26 and FY27 Capital Investment Plans.

- **Project Scope**

- This project will modernize and reconfigure Blankenship Hall to support the Department of Public Safety, update building infrastructure, improve interior spaces, and address deferred maintenance.
- Key improvements include a state-of-the-art command center, an expanded, media-ready press briefing room, a mat training room, renovation of the building's sally port 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.
- Upgrades address long-term deferred maintenance items including modernization of the elevators and electrical service upgrades including a new generator with capacity to support the upgraded command center.
- Public areas will be completed in May 2027, with a phased opening of the rest of the project by October 2027.

- **Approval Requested**

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

Midwest Campus Chilled Water Connections

OSU-270001 (REQ ID# FOD270009)

Project Location: Midwest Campus

- **Approval Requested and Amount**

Professional services	\$1.0M
Construction w/ contingency	\$7.1M
OSEP/ENGIE scope	\$2.5M
<hr/>	
Total project budget	\$10.6M

- **Project Budget**

Professional services	\$1.0M
Construction w/ contingency	\$7.1M
OSEP/ENGIE scope	\$2.5M
<hr/>	
Total project budget	\$10.6M

- **Project Funding**

University debt, Partner funds (OSEP/ENGIE)

- **Project Schedule**

BoT professional services approval	06/26
Design	06/26 – 12/26
BoT construction approval	06/26
Construction	09/27 – 04/28
Facility opening	05/28

- **Project Delivery Method**

Design Build

- **Planning Framework**

- This project is included in the FY27 Capital Investment Plan.

- **Project Scope**

- This project includes preparing existing buildings to receive and utilize chilled water from the CHP plant, enabling centralized air conditioning.
- Agricultural Engineering, the Veterinary Medical Center buildings (Vet Med Hospital & Academic, Goss Lab, Sisson, Galbreath) and CFAES buildings (Howlett, Kottman, Howlett Headhouse, and Parker) are included in the project.
- Existing building equipment has reached the end of its useful life and no longer adequately supports the buildings' operational needs. These connections will eliminate deferred maintenance liabilities.

- **Approval Requested**

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



- **project team**

University project manager: Stazzone, Al
AE/design architect: TBD
Design Build: TBD

Project Data Sheet for Board of Trustees Approval

Ohio Stadium, WHAC Video Board/Audio Upgrades

OSU-250319 (REQ ID# ABA260006, ABA260011)

Project Location: Ohio Stadium (0082), Woody Hayes Athletic Center (0270)

- **Approval Requested and Amount**

Professional services	\$1.7M
Construction w/contingency	\$21.1M
Total requested	\$22.8M

- **Project Budget**

Professional services	\$3.4M
Construction w/contingency	\$27.6M
Total project budget	\$31.0M

- **Project Funding**

Auxiliary funds, University debt

- **Project Schedule**

BoT professional services approval	05/25
Design	08/25 – 05/26
BoT construction approval	12/25
Construction	02/26 – 07/27
Facility opening	09/27

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY26 and FY27 Capital Investment Plans.

- **Project Scope**

- The project will update scoreboard components and audio equipment at Ohio Stadium and Woody Hayes Athletic Center.
- Approval is requested for the remaining project scope, including the Ohio Stadium south video and ribbon boards, Pay Forward Society signage, and audio system replacements. This work is scheduled for completion prior to the 2027 football season.
- Previous approvals covered the Ohio Stadium north video board replacement, east and west ribbon boards, B-Deck video boards, as well as interior and exterior audio replacement and expansion at the Woody Hayes Athletic Center, along with its video board replacement. This scope of the project will be completed prior to the 2026 football season.

- **Approval Requested**

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



- **project team**

University project manager: Lytle, Sara
AE/design architect: Osborn Engineering Company
CM at Risk or Design Builder: Pepper Construction Co. of Ohio, LLC

Project Data Sheet for Board of Trustees Approval

DHLRI - Fire and HVAC System Renewal

OSU-250026 (REQ ID# FOD251001, COM270032)

Project Location: Davis Heart and Lung Research Institute (0113)

- **Approval Requested and Amount**

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

- **Project Budget**

Professional services	\$1.8M
Construction w/ contingency	\$5.5M
Total project budget	\$7.3M

- **Project Funding**

University Funds

- **Project Schedule**

BoT professional services approval	08/24
Design	02/25 – 05/26
BoT construction approval	06/26
Construction	07/26 – 07/27
Facility opening	08/27

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**
 - This project is included in the FY25 and FY27 Capital Investment Plans.

- **Project Scope**
 - The project includes updating the fume hoods, atrium smoke control, infilling and reconfiguring the interior stair to comply with current standards and life safety codes.
 - The interior stair reconfiguration allows DHLRI to construct an Artificial Intelligence Hub located on the 4th floor as part of the project scope.

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



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- **project team**

University project manager: Stazzone, Al and Horsley, Mark
AE/design architect: Hasenstab Architects Inc
CM at Risk: The Ruhlin Company

Project Data Sheet for Board of Trustees Approval

Doan - Replace PET/CT with Biograph

OSU-250112 (REQ ID# WMC240003)

Project Location: Doan 2nd Floor Imaging

- **Approval Requested and Amount**

Construction w/contingency	\$6.4M
Total requested	\$6.4M

- **Project Budget**

Professional services	\$0.4M
Construction w/contingency	\$6.4M
Total project budget	\$6.8M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	08/25
Design	09/25 – 08/26
BoT construction approval	06/26
Construction	07/26 – 07/27
Facility opening	08/27

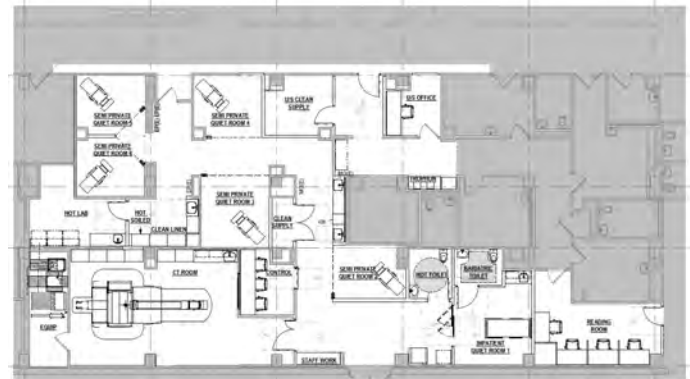
- **Project Delivery Method**

Construction Manager at Risk

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

- **Project Scope**
 - This project will replace an existing PET/CT with Biograph that is at the end of its useful life.
 - The project scope also includes renovating the existing nuclear medicine suite, a medical specialty that uses small amounts of radioactive materials to diagnose and treat disease, updating the treatment room, adding an ADA restroom, support space, equipment, and updating finishes.
 - The completed project will allow the department to accommodate increased patient capacity.

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



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- **project team**

University project manager: Dollery, Mitchell
AE/design architect: MA Design & Karpinski Engineering
CM at Risk or Design Builder: Elford

AUTHORIZATION TO ENTER INTO A LONG-TERM LEASE

17 SOUTH HIGH STREET, COLUMBUS, OHIO

Synopsis: Authorization to negotiate and enter into a lease agreement for approximately 200,000 square feet in the building located at 17 South High Street, City of Columbus, Franklin County, Ohio, and formerly known as the "Capitol Square Building."

WHEREAS The Ohio State University, as tenant, seeks to lease approximately 200,000 square feet of space in the building formerly known as the Capitol Square Building located at 17 South High Street, City of Columbus, Franklin County, Ohio, identified as parcel numbers 010-011453, 010-023445, and 010-027309; and

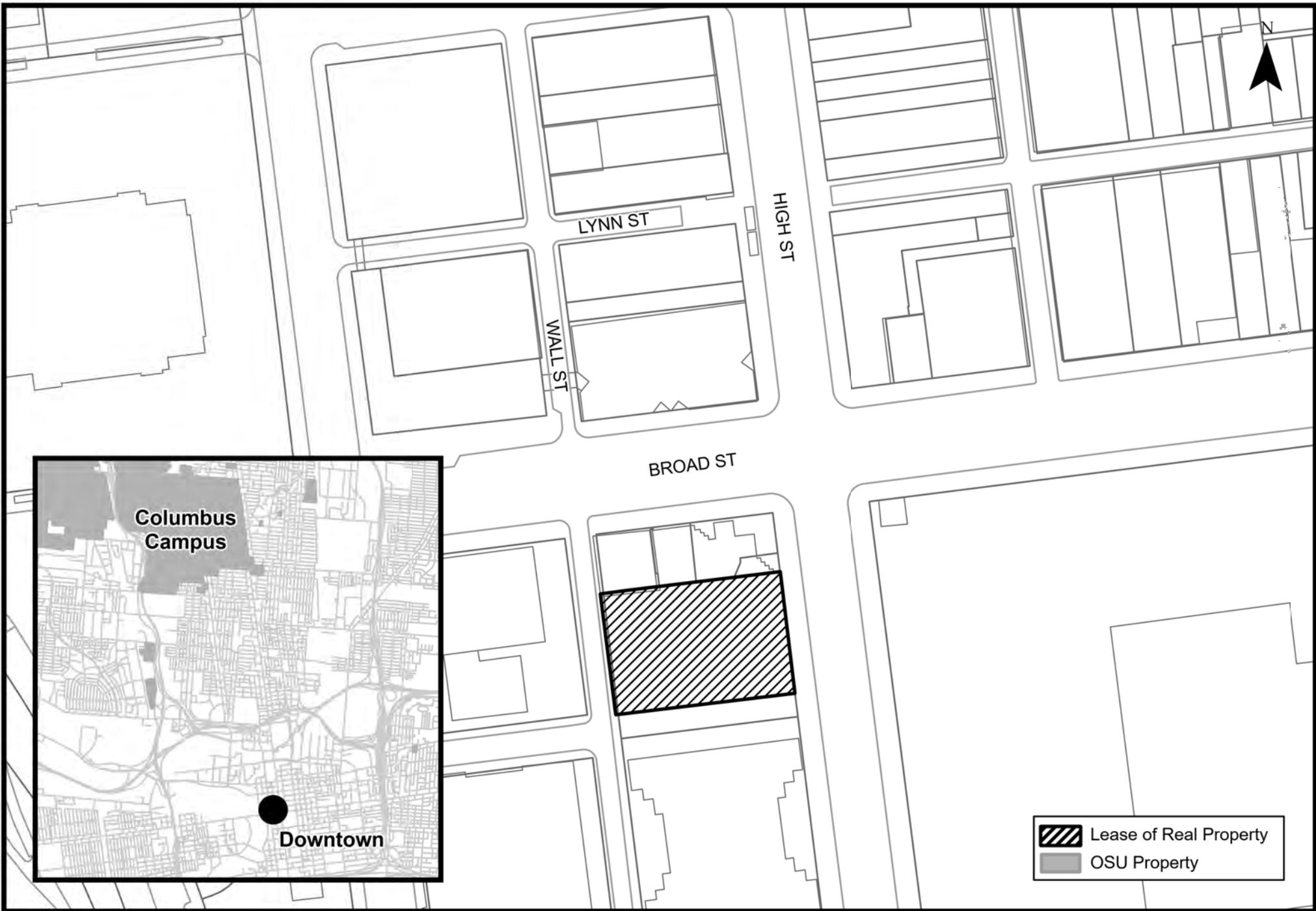
WHEREAS the lease will be for a term of at least 20 years, and the university will make such rent, occupancy payments and other payments as required by the terms of the lease; and

WHEREAS the landlord shall agree to perform, or cause to be performed, certain building renovations according to certain plans and specifications approved by the university; and

WHEREAS lease of the property promotes a greater university presence in downtown Columbus and is strategically important to supporting the objectives of The Ohio State University:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby authorizes that the president and/or senior vice president for business and finance, in consultation with the chair of the Finance and Investment Committee and the chair of the Master Planning and Facilities Committee, be authorized to enter into a lease providing for the occupancy of approximately 200,000 square feet of space in the building formerly known as the Capitol Square Building located at 17 South High Street, City of Columbus, Franklin County, Ohio, on such terms and conditions as deemed to be in the best interest of the university.



Lease of Real Property
 17 South High Street
 Columbus, Franklin County, Ohio

APPROVAL FOR ACQUISITION OF REAL PROPERTY

**17.1 +/- ACRES AND 12.4 +/- ACRES AT 10190 BLACKLICK-EASTERN ROAD NW,
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO**

Synopsis: Authorization to acquire unimproved real property located at 10190 Blacklick-Eastern Road NW, Violet Township, Fairfield County, Ohio.

WHEREAS The Ohio State University seeks to acquire 17.1 +/- acres of unimproved real property located at 10190 Blacklick-Eastern Road NW in Violet Township, Fairfield County, identified as a portion of Fairfield County parcel number 036-00734-00 and referred to as Phase I Parcel; and

WHEREAS The Ohio State University seeks to acquire 12.4 +/- acres of unimproved real property located at 10190 Blacklick-Eastern Road NW in Violet Township, Fairfield County, identified as a portion of Fairfield County parcel number 036-00734-00 and referred to as Phase II Parcel; and

WHEREAS the acquisition price of both tracts is \$8,750,000, as may be adjusted per the contract; and

WHEREAS the acquisition of the Phase I Parcel and Phase II Parcel properties is strategically important to supporting the objectives of the Wexner Medical Center ambulatory care strategy; and

WHEREAS Violet Township will be responsible for the installation and construction of certain public infrastructure improvements; and

WHEREAS the Wexner Medical Center will provide funding for the acquisition and subsequent development of the properties:

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 properties upon the terms and conditions deemed to be in the best interest of the university.

**APPROVAL FOR ACQUISITION OF REAL PROPERTY
10190 BLACKLICK-EASTERN ROAD
VIOLET TOWNSHIP, FAIRFIELD COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University's Wexner Medical Center (WMC) seeks to acquire unimproved land for development of additional ambulatory care facilities in Fairfield County, Ohio. Acquisition of this land is important in meeting the objectives of WMC's ambulatory care strategy, which is in turn a key component of the WMC Strategic Plan and its mission to improve health in Ohio and across the world through innovation in research, education and patient care.

The agreed upon acquisition price is \$8,750,000, as may be adjusted per the contract.

Location and Description

The subject property consists of approximately 17.1 +/- acres (Phase I Parcel) and 12.4 +/- acres (Phase II Parcel) of unimproved real property situated at 10190 Blacklick-Eastern Road, Violet Township, Fairfield County, Ohio. Phase I Parcel and Phase II Parcel are identified as a portion of Fairfield County parcel number 036-00734-00.

Acquisition of the properties will be contingent upon the satisfactory outcome of due diligence inspections, acquisition of necessary development rights, and other contractual contingencies.

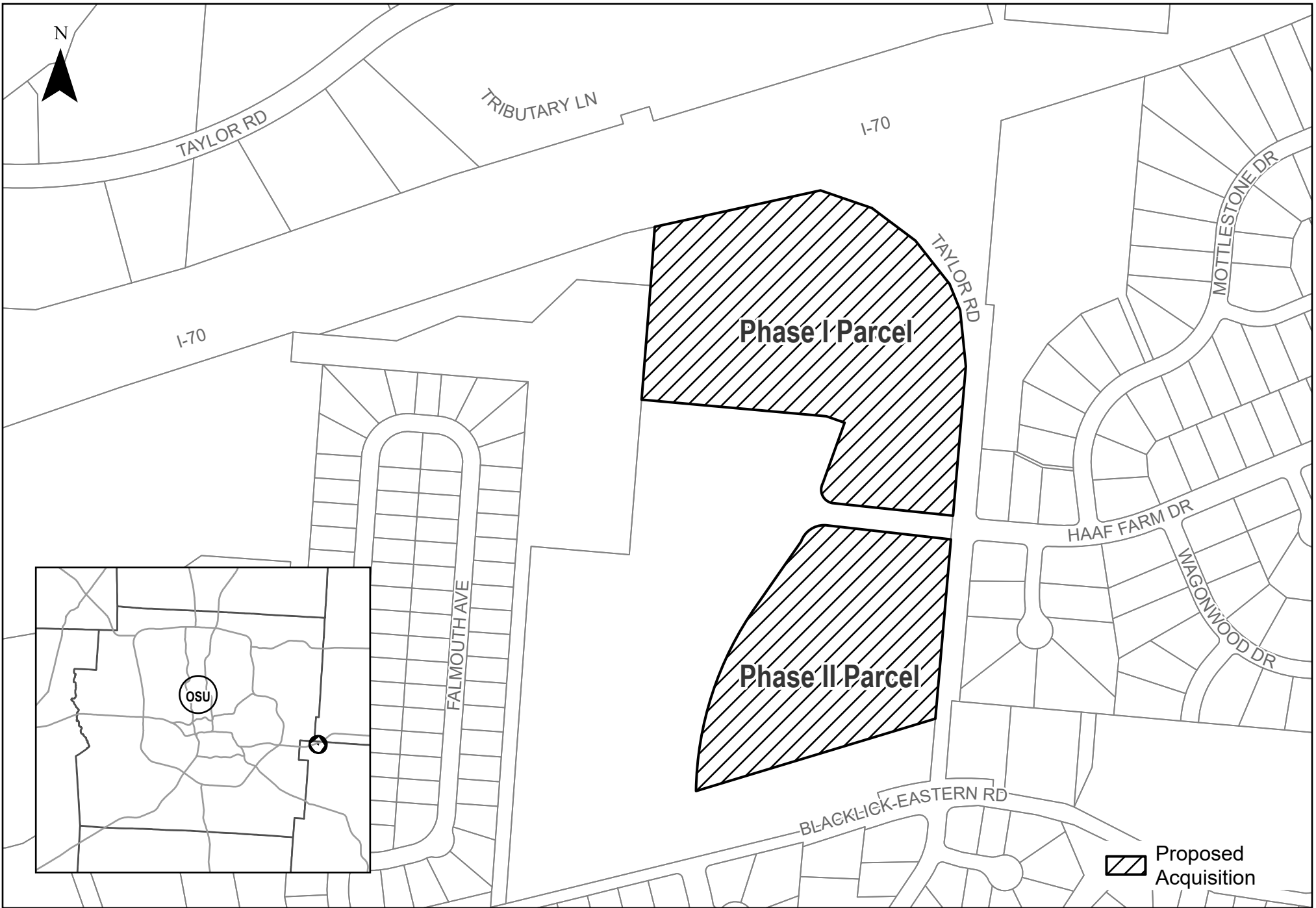
In addition, the seller will be responsible for the installation and construction of certain public infrastructure improvements.

Property History

The property is currently owned by the Violet Township Trustees, Fairfield County and will be acquired in the name of the State of Ohio for the use and benefit of The Ohio State University.

Purchase of Property

Planning, Architecture and Real Estate along with the Wexner Medical Center recommends that the above referenced properties be acquired under terms and conditions that are deemed to be in the best interest of the university. WMC will provide the acquisition funds.



Proposed Acquisition - 30 +/- Acres
 10190 Blacklick-Eastern Road
 Violet Township, Fairfield County, Ohio

APPROVAL FOR ACQUISITION OF REAL PROPERTY

0.24 +/- ACRES AT 104-110 WEST 10TH AVENUE AND 1593-1599 HUNTER AVENUE,
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to acquire real property located at 104-110 West 10th Avenue and 1593-1599 Hunter Avenue, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to acquire approximately 0.24 acres of improved real property located at 104-110 West 10th Avenue and 1593-1599 Hunter Avenue, identified as Franklin County parcel number 010-033375 at a price of \$2,325,000; and

WHEREAS the acquisition of this property supports the strategic investment of land assets in support of the university's current and future 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 purchase of the aforementioned property upon terms and conditions deemed to be in the best interest of the university and at a purchase price not to exceed \$2,325,000.

**APPROVAL FOR ACQUISITION OF REAL PROPERTY
104-110 WEST 10TH AVENUE AND 1593-1599 HUNTER AVENUE
COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The property owner of 104-110 West 10th Avenue and 1593-1599 Hunter Avenue approached the university about purchasing the property located at the northwest corner of West 10th Avenue and Hunter Avenue. The university owns property to the north, west, and east of the site, and university staff have identified this site as a strategic acquisition. The agreed upon acquisition price is \$2,325,000.

Locations and Description

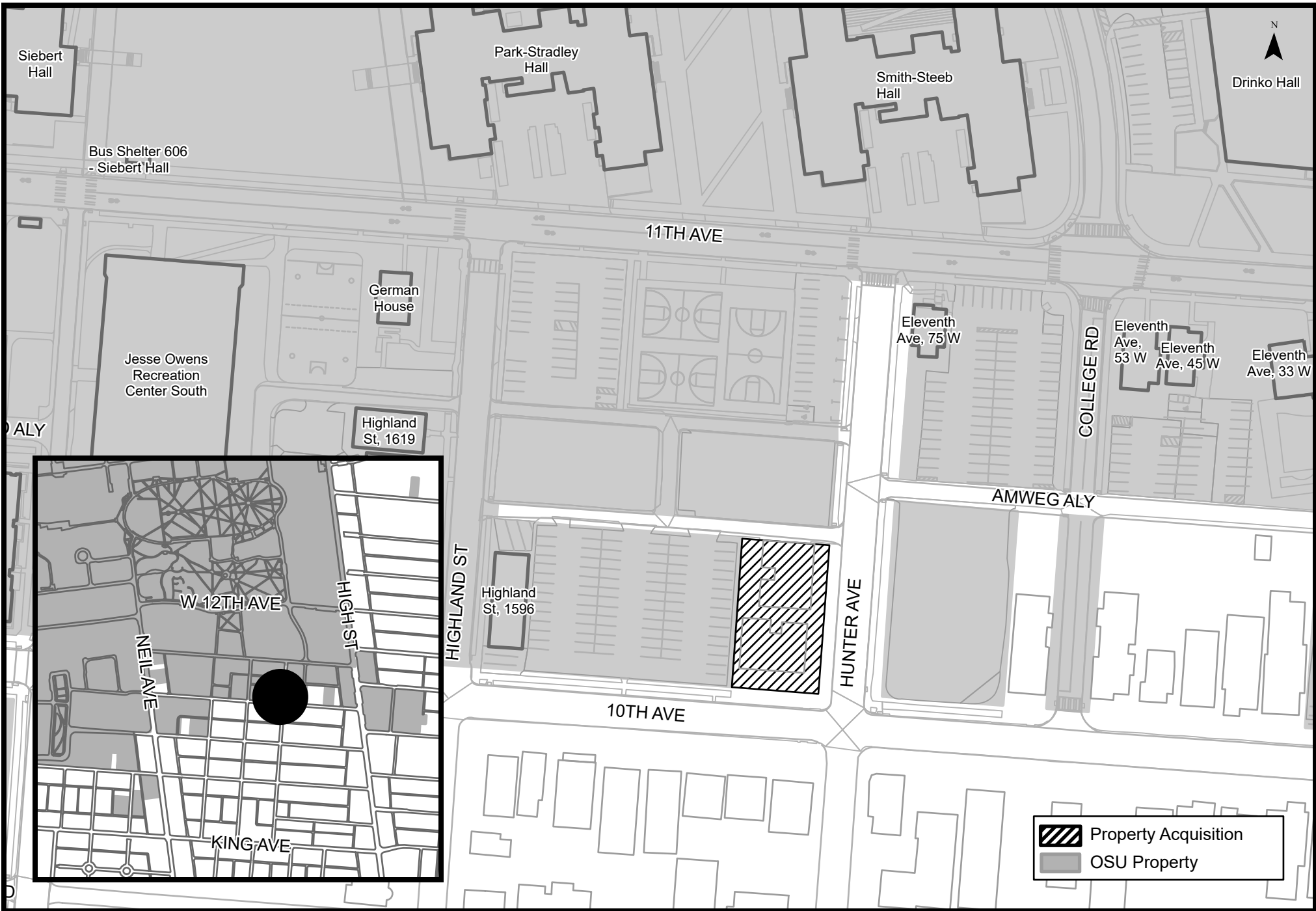
The property consists of approximately 0.24 acres on the northwest corner of West 10th Avenue and Hunter Avenue, Columbus, Franklin County, Ohio. The Franklin County parcel identification is 010-033375. The property is improved with an eight-unit rental community including two, two-story, brick apartment buildings. Both buildings were built in 1900 and have had some renovations. Each building includes two two-bedroom apartments and two three-bedroom apartments.

Property History

The property is currently owned by 104-110 W Tenth Avenue LLC and is used as off campus student housing.

Purchase of Property

Planning, Architecture and Real Estate recommends that the university proceed with the acquisition of the improved property upon terms and conditions deemed to be in the best interest of the university. Acquisition funds will be provided by Administration and Planning.



Property Acquisition - 0.24 Acres
 104-110 West 10th Avenue
 and 1593-1599 Hunter Avenue
 Columbus, Franklin County, Ohio

APPROVAL FOR ACQUISITION OF REAL PROPERTY

**16+/- ACRES AT UNIVERSITY BOULEVARD,
DUBLIN, FRANKLIN COUNTY, OHIO**

Synopsis: Authorization to acquire unimproved real property located at University Boulevard, Dublin, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to acquire approximately 16 acres of unimproved real property located at University Boulevard, adjacent to the Outpatient Care Dublin facility, identified as Franklin County parcel number 274-012327 at an acquisition price of \$2,934,000; and

WHEREAS the City of Dublin ("Dublin") has agreed to transfer and convey ownership of the additional adjacent acreage to the University pursuant to a Real Estate Purchase and Sale Agreement (the "Agreement"). Under the Agreement, Dublin retains the option to require the University to reconvey the property to Dublin if the University fails to satisfy specified terms and conditions, as set forth in a property reconveyance escrow agreement or a similar agreement to be executed contemporaneously with the Agreement; and

WHEREAS the acquisition of this property supports the Wexner Medical Center's long term strategic plan:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the president and/or senior vice president for business and finance shall be authorized to take any action required to effect the purchase and potential reconveyance to Dublin of the aforementioned property upon terms and conditions deemed to be in the best interest of the university and, at an acquisition price at or below the appraised value. If a reconveyance becomes necessary, the reconveyance price will equal the university's acquisition price.

**APPROVAL FOR ACQUISITION OF REAL PROPERTY
UNIVERSITY BOULEVARD, DUBLIN, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

In 2022, the Wexner Medical Center opened a new 272,000 square foot outpatient care facility in Dublin, Ohio near US Route 33 and Avery Road, at 6700 University Boulevard. The facility, located on 34 acres, offers a range of services including primary care, outpatient surgical and endoscopy services, advanced imaging, and physical therapy. As part of the original site acquisition, the university secured a right of first offer on additional adjacent acreage.

The City of Dublin (“Dublin”) has agreed to transfer and convey ownership of the additional adjacent acreage to the University pursuant to a Real Estate Purchase and Sale Agreement (the “Agreement”). Under the Agreement, Dublin retains the option to require the University to reconvey the property to Dublin if the University fails to satisfy specified terms and conditions, as set forth in a property reconveyance escrow agreement or a similar agreement to be executed contemporaneously with the Agreement.

The agreed upon acquisition price is \$2,934,000. Acquisition of the property supports Wexner Medical Center’s long term strategic plan.

Locations and Description

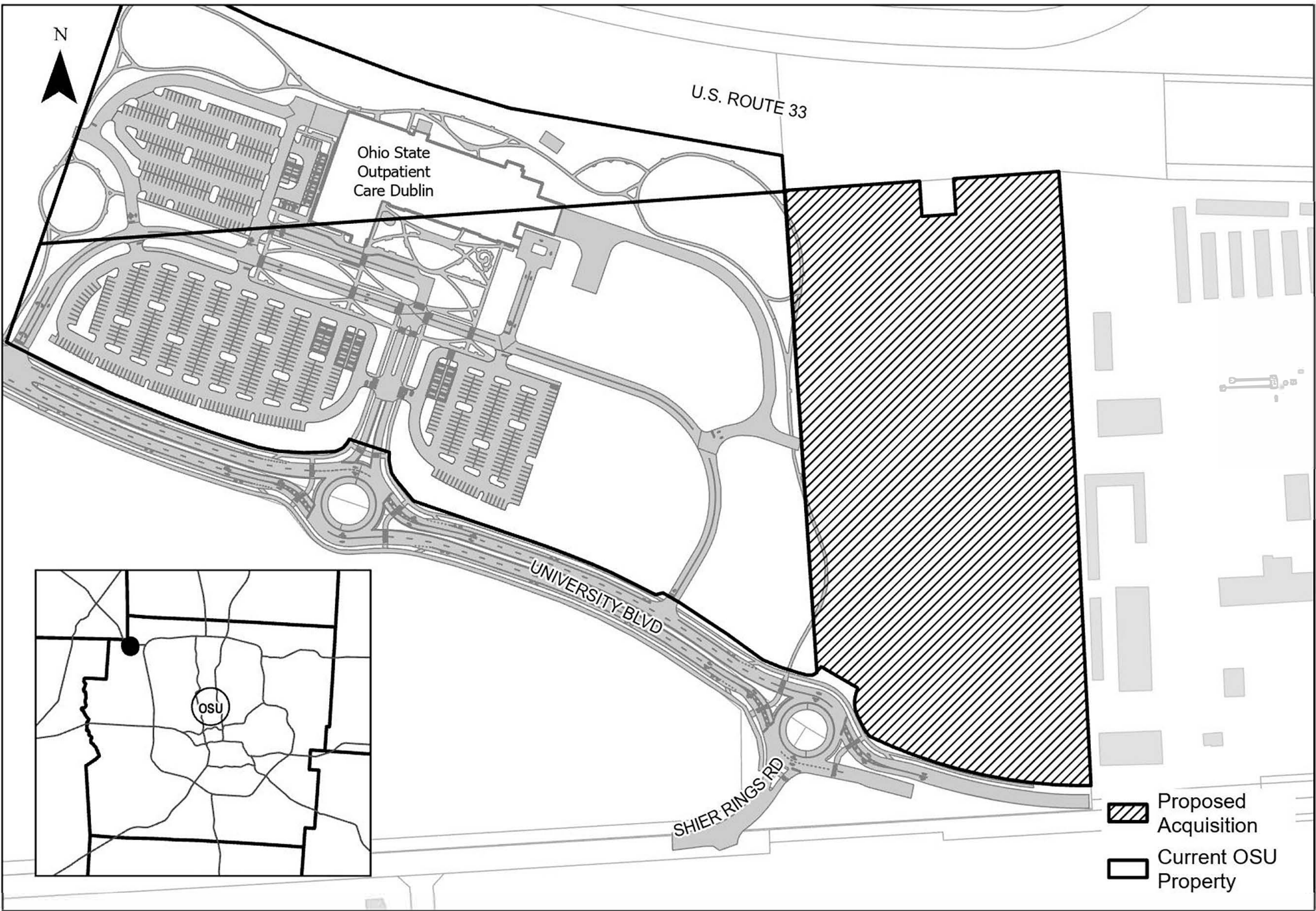
The subject property consists of approximately 16 acres on University Boulevard, Dublin, Franklin County, Ohio. The Franklin County parcel identification is 274-012327. The site is zoned ID-1 Research Office District. The ID-1 district is a part of the City of Dublin’s Economic Advancement Zone, which is envisioned as an important technology and research business center.

Property History

The property is currently owned by the City of Dublin and is unimproved.

Purchase of Property

Planning, Architecture and Real Estate, together with WMC, recommends that the university proceed with the acquisition of the land upon terms and conditions deemed to be in the best interest of the university. WMC will provide the acquisition funds.



**APPROVAL FOR EXECUTION OF AN
ECONOMIC DEVELOPMENT AGREEMENT AMENDMENT**

50+/- ACRES AT 6700 UNIVERSITY BOULEVARD,
DUBLIN, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to enter into an amendment of an Economic Development Agreement related to property located at 6700 University Boulevard, Dublin, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University entered into an Economic Development Agreement ("EDA") with the City of Dublin, Ohio ("Dublin") in May 2019 as approved in Resolution 2019-63 encompassing +/- 34 acres of unimproved land upon which the Outpatient Care Dublin facility was constructed: and

WHEREAS the EDA outlined agreement between the parties as to development of the original site; and

WHEREAS the university intends to acquire an additional adjacent +/- 16 acres of unimproved land from Dublin and wishes to amend the EDA to add the acreage to the EDA and document, among other items, public infrastructure work to be performed by Dublin:

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 amendment to the Economic Development Agreement upon terms and conditions deemed to be in the best interest of the university.

APPROVAL FOR DISPOSITION OF REAL PROPERTY

**3.3 +/- ACRES AT 2072 SECREST ROAD,
WAYNE COUNTY, WOOSTER, OHIO**

Synopsis: Authorization to sell real property located at 2072 Secrest Road, Wayne County, Wooster, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 3.3 acres of improved real property located at 2072 Secrest Road, Wooster, Ohio, identified as a portion of Wayne County parcel number 66-00128.000 and located north of the CFAES Wooster Campus core at a sale price of \$115,000; and

WHEREAS the sale of this property supports the strategic 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 aligned 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
2072 SECREST ROAD,
CITY OF WOOSTER, WAYNE COUNTY, OHIO
BOARD BACKGROUND**

Background

The university seeks Board approval to enter into a contract for the sale of approximately 3.3 acres of improved land. The subject sale property is situated at 2072 Secrest Road, Wooster, Ohio and is located north of the CFAES Wooster Campus core. Disposition of the property aligns with the university's land asset management goals of strategic divestment. The site is excess and no longer aligns with current and future needs. The agreed upon disposition price is \$115,000.

Location and Description

The subject property consists of approximately 3.3 acres of improved property situated at 2072 Secrest Road, north of the CFAES Wooster Campus core. The property comprises a portion of parcel 66-00128.000.

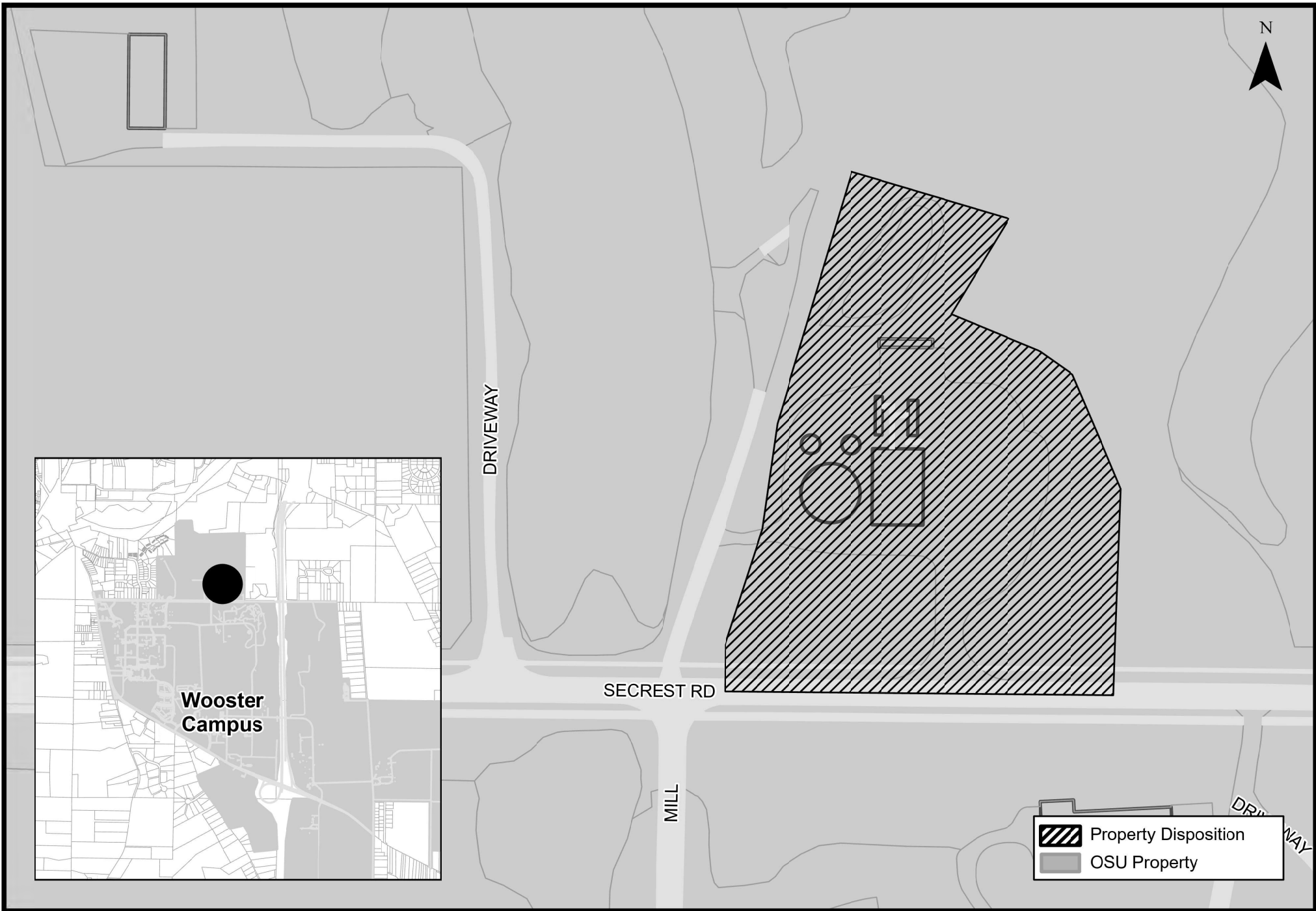
Property History

The university acquired the subject property in 1892, and it is titled to The State of Ohio (The Ohio State University). The land was leased to Buckeye Biogas, LLC (BBG) beginning in 2010. BBG constructed a bioenergy digester on the site as an alternative energy investment. The digester converts biomass materials into biogas, heat, and electric power. BBG concurrently entered into a Power Purchase Agreement (PPA) with the university to sell the OSU Wooster Campus sustainable energy at a reduced rate.

BBG would like to purchase the site, and the College of Food, Agricultural, and Environmental Sciences (CFAES) is in support of the sale. BBG will continue to sell energy to CFAES until 2030.

Sale of Property

Planning, Architecture and Real Estate recommends that the above referenced property be sold under terms and conditions that are deemed to be in the best interest of the university and at a sale price at or above the appraised value. Proceeds from this sale will benefit the College of Food, Agricultural, and Environmental Sciences.



Property Disposition - 3.3 +/- Acres
 2072 Secrest Road (Anaerobic Digester Plant)
 Wooster, Wayne County, Ohio

Prepared By: The Ohio State University
 Office of Planning, Architecture and Real Estate
 The Ohio State University Board of Trustees

APPROVAL TO RENEW AND EXTEND LEASE OF REAL PROPERTY

262-264 WEST LANE AVENUE
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization for the university to extend the term of an existing lease of an apartment building located at 262-264 West Lane Avenue, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University seeks authority to extend the lease of an apartment building located at 262-264 West Lane Avenue in Columbus, Ohio, through the exercise of one or two renewal options; and

WHEREAS the apartments are needed for university purposes, including the housing of university students:

NOW THEREFORE

BE IT RESOLVED, That the president and/or senior vice president for business and finance shall be authorized to take any action required to extend the building lease through the exercise of one or two renewal options on terms and conditions deemed to be in the best interest of the university.

**APPROVAL TO RENEW AND EXTEND LEASE OF REAL PROPERTY
262-264 WEST LANE AVENUE, COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University seeks authorization to exercise renewals to extend the term of an apartment building lease. The university has a two-year lease for an apartment building known as The Point on Lane, located at the northeast corner of Lane and Tuttle Park Place.

Project Summary

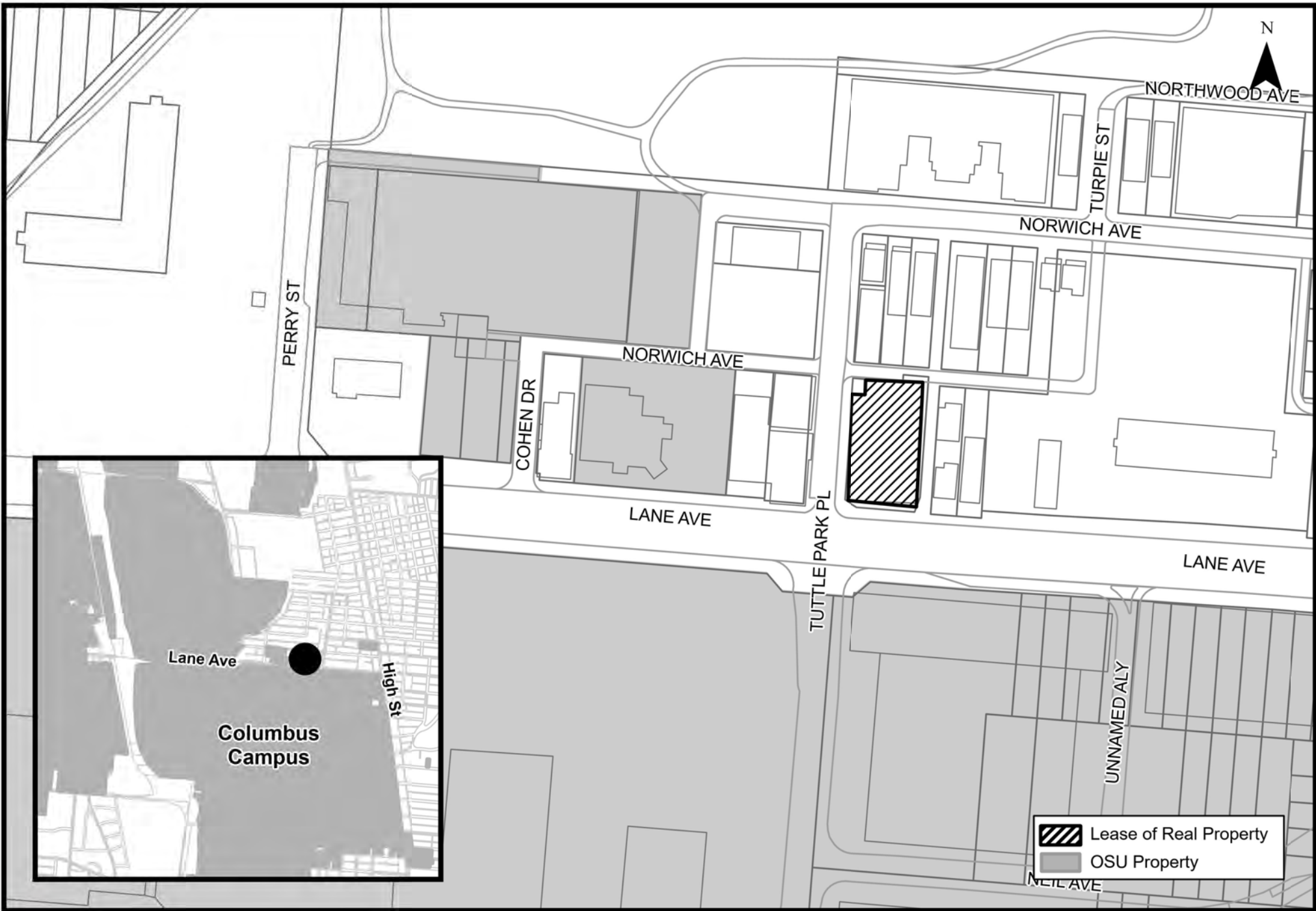
Due in part to the retirement of Jones Tower and the renovation projects of Taylor and Drackett Towers, the university requires additional beds for students. The existing two-year lease of the building secures university term for the 2026/2027 and 2027/2028 academic years. The lease includes two (2), four-year renewal options that allow the university to extend the term, in succession, through July 2032 and July 2036. Board of Trustees approval is requested to provide authorization to exercise one or both renewal options as may be determined in the best interest of the university.

Location and Description of Proposed Project

The apartment building is located at the northeast corner of Lane and Tuttle Park Place and has addresses of 2212 Tuttle Park Place and 262-264 West Lane Avenue. The building is configured as a mix of multi-bedroom units. The building is owned by Point On Lane Partners, LLC.

Approval Requested

Approval is requested for authority to exercise one or both renewal options to extend term of the apartment building lease through July 2032 and July 2036 respectively.



Renew and Extend Lease of Real Property
262-264 West Lane Avenue
Columbus, Franklin County, Ohio

APPROVAL FOR BULK LEASE OF APARTMENTS

1494 NORTH HIGH STREET
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to lease apartments located at 1494 North High Street, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to lease apartment units at the building located at 1494 N. High Street in Columbus, Ohio, and adjacent to the South Campus Gateway; and

WHEREAS the apartments are needed for university purposes, including the housing of university students:

NOW THEREFORE

BE IT RESOLVED, That the president and/or senior vice president for business and finance shall be authorized to take any action required to effect the lease of the apartments on terms and conditions deemed to be in the best interest of the university.

**APPROVAL FOR BULK LEASE OF APARTMENTS
1494 N. HIGH STREET, COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University seeks authorization to enter into a bulk lease agreement for apartments. The agreement will be a one-year lease for the 2027/2028 academic year, of all apartments within the building known as StateHouse Highline. The landlord is 1494 Columbus OH Properties KP6, LLC.

Project Summary

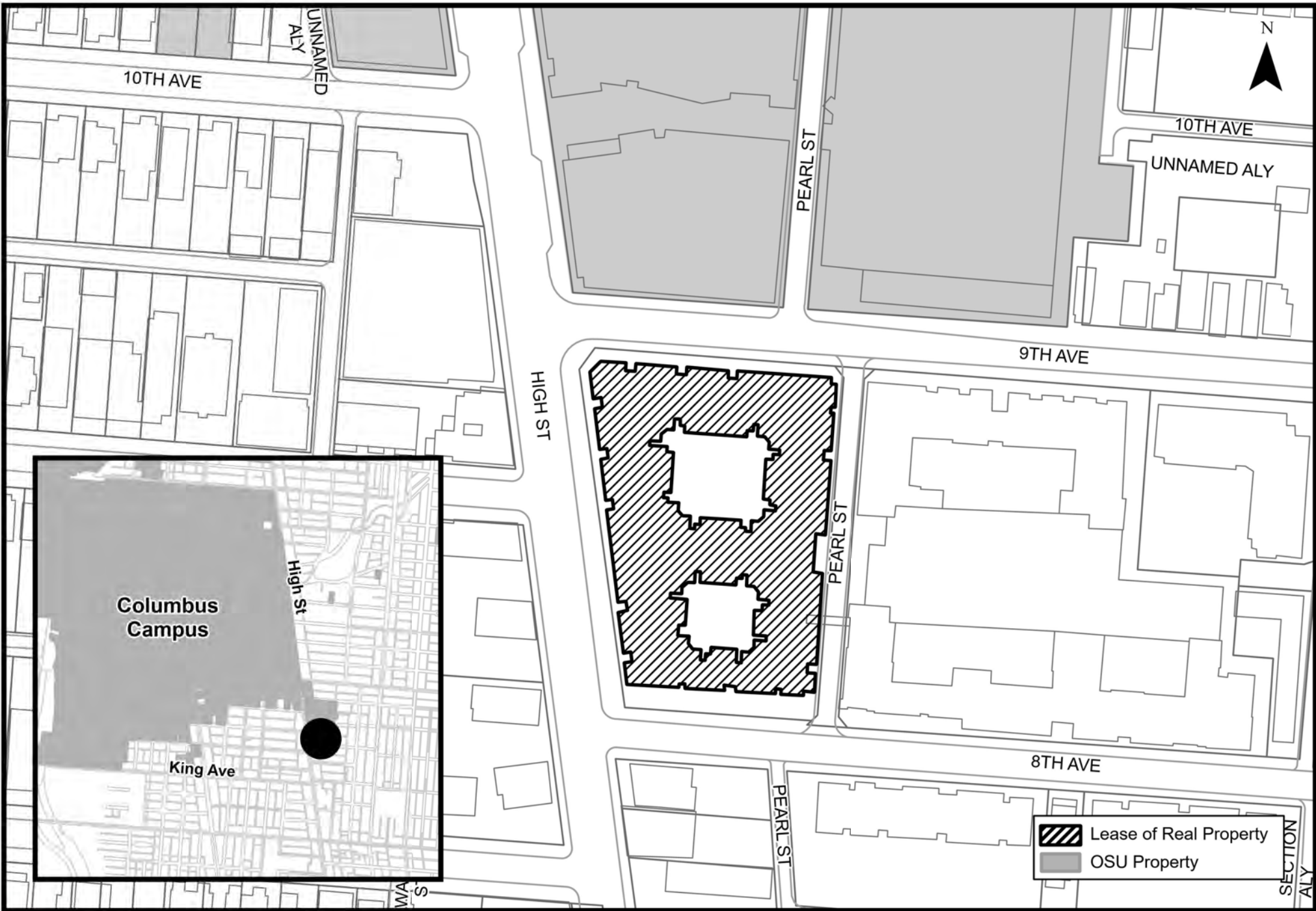
Due in part to the retirement of Jones Tower and the renovation projects of Taylor and Drackett Towers, the university requires additional beds for students. The university has an existing one-year lease of all apartments at the building for the 2026/2027 academic year. A lease for the 2027/2028 academic year is required to secure future bed space.

Location and Description of Proposed Project

The apartment building is located at 1494 N. High Street, adjacent to the South Campus Gateway development. The facility is configured as a mix of 1-, 2-, 3-and 4-bedroom units. There are 144 units totaling 480 bedrooms, many of which can be fitted for double occupancy.

Approval Requested

Approval is requested to enter into a one-year bulk lease of apartments at 1494 N. High Street for the 2027/2028 academic year.



Bulk Lease of Apartments
1494 North High Street
Columbus, Franklin County, Ohio



Major Project Updates

Projects over \$20M – June 2026



THE OHIO STATE UNIVERSITY

Project Status Report - Current Projects Over \$20M

PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Campbell Hall Renovation	COMPLETE	✓	✓	\$61.2 M	On Track	Watching Closely
Wexner Medical Center Outpatient Care Powell	COMPLETE	✓	✓	\$187.7M	On Track	On Track
Ohio State East Hospital 4th Floor OR Renovation	5/27	✓	✓	\$22.3 M	On Track	On Track
Tunnel Rehabilitation Phase I	10/27	✓	✓	\$47.5M	On Track	On Track
North Towers Renovation	7/29	✓	✓	TBD*	On Track	On Track
TOTAL – PROJECTS				\$343.7 M		

*\$25.0M authorized to date

On Track
 Watching Closely
 Not on Track

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: Fundraising, State funds, University funds

PROJECT UPDATE: Finishes throughout the building have been completed, and furniture installation is currently underway. Departmental moves are in progress in advance of formal occupancy by EHE in August, ahead of the fall semester.

CURRENT BUDGET	
Construction w/ Cont	\$53.4 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: Finishes throughout the building are complete, and furniture installation is currently underway. A ribbon-cutting ceremony is scheduled for the end of July, with the building anticipated to open for patients in late August.

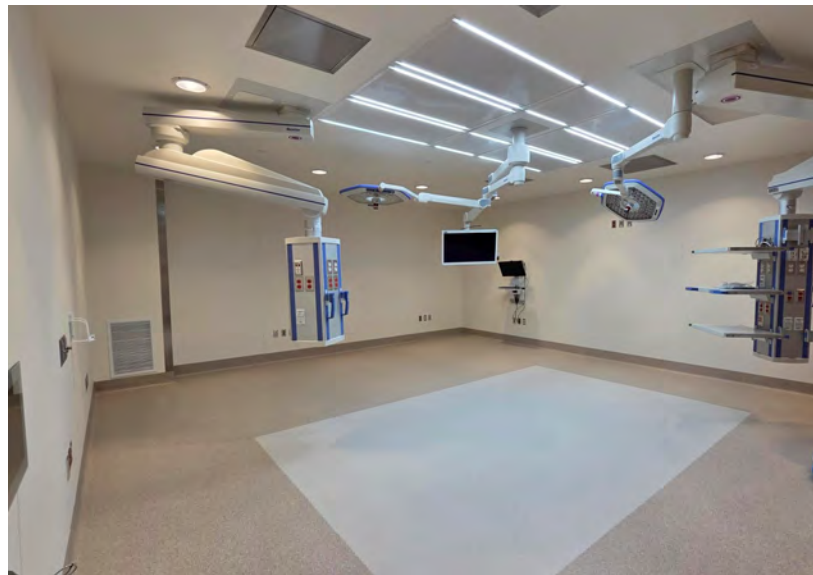
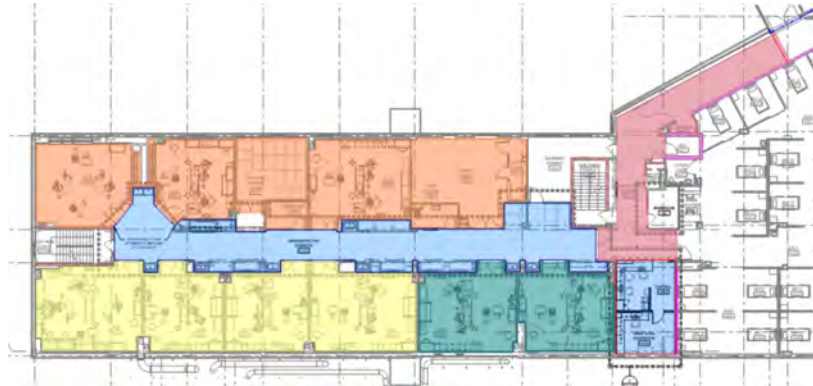
CURRENT BUDGET	
Construction w/ Cont	\$164.7M
Total Project	\$187.7 M

CONSULTANTS	
Architect of Record	DLR
CM at Risk	CK Construction

PROJECT SCHEDULE	
BoT Approval	02/24
Construction	04/24-06/26
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: The first four renovated ORs have been turned over for occupancy, with the first surgeries in the new space completed on April 7, 2026. The first of the two AHUs has been activated and is fully operational, serving these initial ORs. The next phase of renovations encompassing three additional ORs, sterile supply and equipment storage commenced on April 13, 2026. OR 1 and OR 2 are scheduled for turnover at the end of August, with the remainder of the phase anticipated to be completed in early 2027.

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	12/24-05/27
Facility Opening	05/2027

 **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. Work is located on Midwest Campus and the Academic Campus. Work in Midwest tunnel segment (Animal Science, Plumb, Kottman and Ag. Admin), McCracken tunnel segment (Academic core near McCracken Power Plant, Cockins Hall, Math Bldg., Math Tower and 209 W. 18th.), S. Neil tunnel segment (north and south of Thompson Library) and the temporary steam line at John Herrick Drive. Scope also includes waterline replacement and hardscape improvements at the north Oval near Hughes, Hayes, Derby, Bricker and University Halls. This project also includes OSEP utility scope within the tunnels needed to preserve campus operations.

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

PROJECT UPDATE: Work on the Midwest Campus is complete. The McCracken tunnel work is on track for completion in June 2026. The above ground temporary steam line along Herrick Drive, implemented to ensure reliable steam service to the Inpatient Hospital is also complete. The South Neil tunnel package is currently in design, with construction anticipated to begin Fall 2026 and completion targeted for October 2027.

CURRENT BUDGET	
Construction w/ Cont	\$26.8M
Total Project	\$47.5M

PROJECT SCHEDULE	
BoT Approval	08/24
Construction	03/25-10/27
Facility Opening	10/27

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

 On Budget

 On Time

North Towers Renovations



NORTH TOWERS RENOVATIONS

This project includes the refresh and modernization of residence floors and common areas in Taylor and Drackett Towers, as well as the demolition of Jones Tower. The scope work in Taylor and Drackett also involves complete replacement of the original mechanical, plumbing, and electrical systems with modern infrastructure eliminating deferred maintenance and enhancing equity among these buildings.

PROJECT FUNDING: University debt

PROJECT UPDATE: The project team is currently finalizing the schematic design phase estimate. Taylor Tower will be the first building to undergo renovation, with demolition and abatement having begun in May 2026. The project team is also preparing an RFQ for the selection of a commissioning agent.

CURRENT BUDGET	
Construction w/ Cont	TBD
Total Project	TBD

CONSULTANTS	
Architect of Record	The Collaborative + Acock
CM at Risk	CK Construction Group Inc

PROJECT SCHEDULE	
BoT Approval	5/25
Construction	05/26 - 07/29
Project Completion	12/29

 On Budget

 On Time