

**THURSDAY, FEBRUARY 21, 2019**  
**MASTER PLANNING AND FACILITIES COMMITTEE MEETING**

Alexander R. Fischer  
James D. Klingbeil  
Timothy P. Smucker  
Brent R. Porteus  
Alan A. Stockmeister  
Janice M. Bonsu  
Robert H. Schottenstein  
Michael J. Gasser (*ex officio*)

Location: Longaberger Alumni House  
Mount Leadership Room

Time: 8:00-9:45am

*ITEMS FOR DISCUSSION*

- |                                                                          |             |
|--------------------------------------------------------------------------|-------------|
| 1. <i>Time and Change Strategic Plan Update - Mr. Fischer, Mr. Kasey</i> | 8:00-8:10am |
| 2. <i>Physical Environment Scorecard - Mr. Kasey</i>                     | 8:10-8:15am |
| 3. <i>Major Project Updates - Mr. Kasey, Mr. Conselyea</i>               | 8:15-8:25am |
| 4. <i>West Campus Development - Mr. Myers</i>                            | 8:25-8:35am |

*ITEMS FOR ACTION*

- |                                                                                                                   |             |
|-------------------------------------------------------------------------------------------------------------------|-------------|
| 5. Approval to Enter into and Increase Professional Services/Construction Contracts<br>- Mr. Kasey, Mr. Conselyea | 8:35-8:50am |
| 6. Approval for Acquisition and Potential Sale of Real Property - Mr. Myers                                       | 8:50-8:55am |
| 7. Approval for Execution of an Economic Development Agreement - Mr. Myers                                        | 8:55-9:00am |
| 8. Authorization to Enter into a Long-Term Lease and Purchase Option - Mr. Myers                                  | 9:00-9:05am |
| 9. Approval of a Joint Use Agreement (Boys and Girls Club, Marion) - Mr. Myers                                    | 9:05-9:10am |
| 10. Approval of a Joint Use Agreement (Smart Columbus) - Mr. Myers                                                | 9:10-9:15am |

Executive Session

9:15-9:45am

# OHIO STATE'S STRATEGIC PLAN

## TIME AND CHANGE

*Enable, Empower and Inspire*

To make the next bold leap in Ohio State's land-grant history of excellence and impact, we aspire to be a leading national flagship public research university.

### MASTER PLANNING AND FACILITIES

*To advance the university's academic mission and strategic goals, and to enable and oversee the university's physical environment, including building design, land use and facility efficiency*

#### Impact of the Strategic Plan

##### Framework 2.0

Framework 2.0, the university's master plan, is based on planning principles that tie the mission, vision and values of the university to the physical plan. The physical development of campus is centered on five thematic areas:



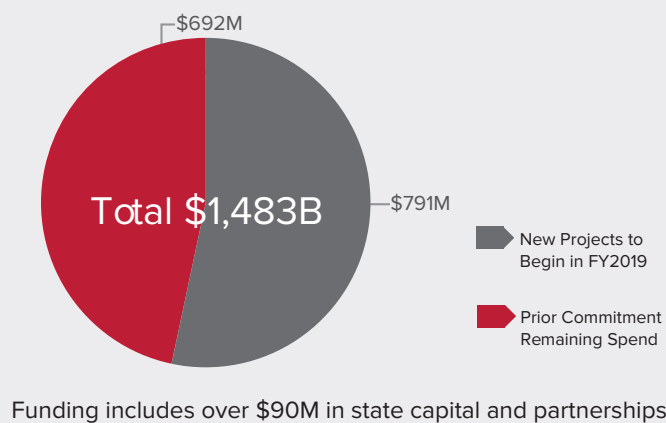
Aligned with the goals of Framework 2.0 and the strategic plan, five large capital projects have completed programming and are in design: **Arts District; Interdisciplinary Health Sciences Center; Interdisciplinary Research Facility; Wexner Medical Center Inpatient Hospital** and **Wexner Medical Center West Campus Ambulatory Facility**.

These projects represent the facility needs of a cross section of the university and advance a number of the university's strategic focus areas, including **research and creative expression, teaching and learning, and academic health care**.

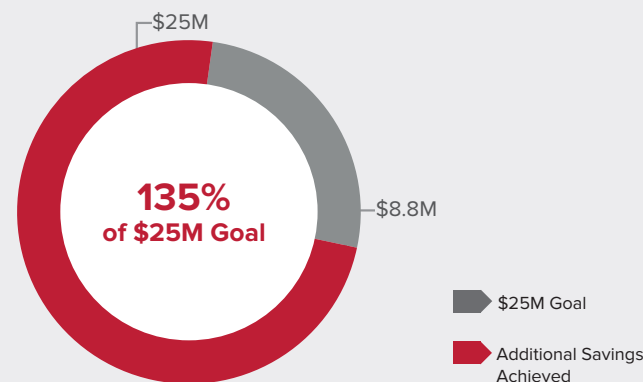


#### Outcomes

##### FY19 Capital Investment Plan



##### FY18 Capital Project Savings



#### Noteworthy

##### Historic Mirror Lake District Reopened



Mirror Lake, Browning Amphitheater, and Oxley and Pomerene Halls renovated to create

modern learning environments for students and faculty in data analytics, linguistics and the history of art — while retaining its significance, ambience and appearance as an iconic area of campus.

##### Cannon Drive Phase 1 On Time and On Budget

In partnership with the city of Columbus, the straightening and elevating of Cannon Drive will support future growth of the university and Ohio State Wexner Medical Center by:



- *Creating 12 acres of developable land*
- *Serving as future flood protection*
- *Creating an eventual north-south connection between King and Lane avenues*
- *Enhancing green space in the Olentangy River corridor*

#### Future Actions

Advance strategic capital projects through design and into construction.

- *Arts District*
- *Interdisciplinary Health Sciences Center*
- *Interdisciplinary Research Facility*
- *West Campus Development*
- *Wexner Medical Center Inpatient Hospital*
- *Wexner Medical Center Regional Ambulatory*
- *Athletics District Development*

Leverage partnerships and encourage collaboration to advance campus development and deliver state-of-the-art facilities.

Identify **\$52M** in capital project savings.





## TIME AND CHANGE

*Enable, Empower and Inspire*

## THE OHIO STATE UNIVERSITY STRATEGIC GOALS

Ohio State is building upon our recognition as a leading flagship public research university. The university's strategic plan, "Time and Change: Enable, Empower and Inspire," has five areas of focus.

- I Teaching and Learning**  
Ohio State will be an exemplar of the best teaching, demonstrating leadership by adopting innovative, at-scale approaches to teaching and learning to improve student outcomes.
- II Access, Affordability and Excellence**  
Ohio State will further our position as a leading public university offering an excellent, affordable education and promoting economic diversity.
- III Research and Creative Expression**  
Ohio State will enhance our position among the top national and international public universities in research and creative expression, both across the institution and in targeted fields — driving significant advances for critical societal challenges.
- IV Academic Health Care**  
The Ohio State University Wexner Medical Center will continue our ascent as a leading academic medical center, pioneering breakthrough healthcare solutions and improving people's lives.
- V Operational Excellence and Resource Stewardship**  
Ohio State will be an exemplar of best practices in resource stewardship, operational effectiveness, and efficiency and innovation.

OHIO STATE'S STRATEGIC PLAN

## TIME AND CHANGE

*Enable, Empower and Inspire*

## MASTER PLANNING AND FACILITIES

2018-19 Update



THE OHIO STATE UNIVERSITY



PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY18 YTD)	FY19 Year-To-Date				FY18 Annual Target (Budget)	Comments
		Actual	Target (Budget)	Target %Var	Actual vs Target		
<b>A. FINANCIAL</b>							
1. A&P Tot. Operating Expenses (General & Earnings Funds)	\$55,985,319	\$59,101,394	\$61,675,349	-4.2%	▼	\$135,766,182	
<b>B. OPERATIONAL</b>							
1. %Total Projects Completed on Time	88.8%	84.4%	90.0%	-6.2%	▲	90.0%	
2. %Total Projects Completed on Budget	97.8%	98.3%	90.0%	9.2%	▬	90.0%	
3. Capital Investment Program Spend *	\$74.8	\$122.8	\$115.4	6.4%	▼	\$492.1 M	Metric is measured Quarterly, showing 1st Quarter FY19 Values; in Millions
4. Facility Condition Index % - Conditioned Academic/Research Bldgs	74.4%	74.2%	80.0%	-7.2%	▬	80.0%	Avg. composite FCI to-date.
5. CABS Riders	1,775,275	1,978,307	1,865,000	6.1%	▲	4,295,000	
6. All Parking Garage Peak Time Occupancy % **	82.5%	86.0%	85.0%	1.2%	▲	85.0%	YTD (Jul-Nov) Occup%: Transient= 80%, Permit= 92%, Mixed= 87%
7. WMC Parking Garage Peak Time Occupancy % **	92.0%	91.8%	85.0%	8.0%	▬	85.0%	YTD (Jul-Nov) Occup%: Transient= 98%, Permit= 86%, Mixed= 98%
8. Sum of Daily Temporary Parking Space Closures	78,799	8,131	8,750	-7.1%	▲	20,000	Key drivers: 10th Ave, Buckeye Village, KRC, Orton Hall, Converse Hall, South Oval Drive, Scarlet, WHAC, and Lane and South Union rooftops
9. WOSU Broadcast Audience (Viewers, Listeners)	566,280	555,720	566,280	-1.9%	▬	566,200	Changed metric - Only TV monthly households & 89.7/101 Radio Weekly Ave Cume (budget is based on prior FY actuals).
10. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	3,574,671	3,350,910	3,574,671	-6.3%	▼	646,984	Budget is based on prior FY actuals, which includes NPR Facebook sharing of "Chasing the Dream" in November 2017.
<b>C. SAFETY</b>							
1. EHS Recordable Accident Rate (CYTD):	1.30	1.45	2.00	-27.5%	▬	2.00	2018 Calendar YTD
2. Major On-Campus Crimes (burglary, assault, arson, etc.)	N/A	22	N/A	N/A	▬	N/A	Metric revised from prior reporting due to system upgrade. Only two months of data available.
3. Avg. Response time to In-Progress Calls for Svc	N/A	3:58	5:00	-20.5%	▼	5:00	Metric revised from prior reporting due to system upgrade. Only two months of data available.
4. Traffic Accidents Injury	15	17	18	-5.6%	▼	31	Record Mgmt Sys. Data unaudited at time of retrieval
5. Traffic Accidents Non-Injury	163	122	163	-25.2%	▲	339	Record Mgmt Sys. Data unaudited at time of retrieval
6. Off-Campus Crime Statistics	882	941	882	6.7%	▼	1,742	Record Mgmt Sys. Data unaudited at time of retrieval

\* 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 B6&7. Parking Garage Peak Time Occupancy %, the target is 85% + or - 5%, with an additional 5% Yellow range in both directions. Peak time measured on weekdays between 12:30 and 1:30 p.m.

■	Meets or surpasses Target	▲	4-Mo Target %Var improved from Prior 4-Mo
■	Within 10% of Target	▬	Within +/- 2.5% of Prior 4-Mo Target %Var
■	Does not meet Target by >10%	▼	4-Mo Target %Var decline from Prior 4-Mo
■	Data Pending		





**THE OHIO STATE UNIVERSITY**

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# Major Project Updates

Projects Over \$20M

February 2019



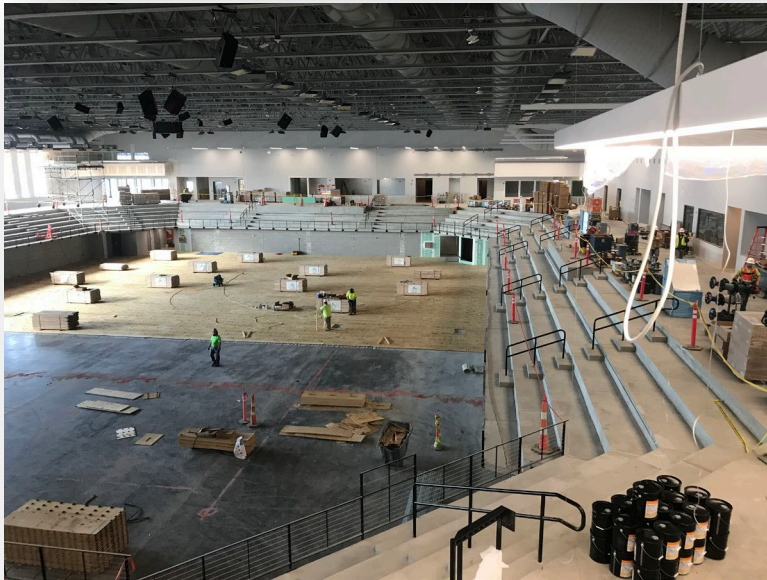


# PROJECT STATUS REPORT CURRENT PROJECTS OVER \$20M

PROJECT	COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		Des	Con			
Covelli Multi-Sport/Jennings Wrestling	5/2019	✓	✓	\$49.7M		
700 Ackerman – Consolidated Call Center	5/2019	✓	✓	\$21.8M		
Ohio Stadium Upgrades	8/2019	✓	✓	\$39.1M		
Cannon Drive Relocation – Phase 1	12/2019	✓	✓	\$51.9M		
OSU East – West Wing Expansion/Renovation	3/2020	✓	✓	\$26.0M		
Wooster – New Laboratory Building	5/2020	✓	✓	\$33.5M		
Postle Partial Replacement	6/2020	✓	✓	\$95.0M		
Controlled Env Food Production Res Complex	7/2020	✓		\$24.0M		
Advanced Materials Corridor – Phase 1 (BMEC)	8/2020	✓	✓	\$59.1M		
Health Sciences Faculty Office and Optometry Clinic	8/2020	✓	✓	\$35.9M		
Ty Tucker Tennis Center	12/2020	✓		\$21.9M		
WMC Regional Ambulatory Facilities (Hamilton Road)	5/2021	✓		TBD		
Arts District	8/2021	✓		\$160.0M		
Celeste Lab Renovation	8/2022	✓		\$29.0M		

Key: On track Watching closely – actions are being taken to keep on track Not on track





## COVELLI MULTI-SPORT ARENA / JENNINGS FAMILY WRESTLING PRACTICE FACILITY

Construct a new multi-sport arena in the Athletics district to serve as the home for Men’s and Women’s Varsity Volleyball teams including home and visitor locker rooms

The facility will also be the home competition site for Men’s and Women’s Fencing, Gymnastics, and Men’s Wrestling

### PROJECT FUNDING

development funds

### CURRENT PROJECT BUDGET

construction w/cont	\$40.7M
total project	\$49.7M

### CONSULTANTS

architect of record	Moody Nolan
CM at Risk	Gilbane

### PROJECT SCHEDULE

BoT approval	8/15
construction	6/17-5/19
facility opening	6/19

### PROJECT UPDATE

Interior and site work continue. Adjacent road is now open.

On Time

On Budget





## 700 ACKERMAN – CONSOLIDATED CALL CENTER

Full building renovation to house OSU Physicians, Central Scheduling and Customer Service, Health Plan, Corporate Operations and Hospital Compliance

Project will also include some minor interior renovations for 660 Ackerman and 600 Ackerman

Work includes glass replacement, partial demolition of IT/electrical systems in 700 Ackerman; tenant improvements, elevator modernization, IT/electrical/mechanical improvements in 700, restroom and partial carpet upgrades in 660, and office reconfiguration in 600 Ackerman

### PROJECT FUNDING

auxiliary funds

### CURRENT PROJECT BUDGET

construction w/cont	\$19.3M
total project	\$21.8M

### CONSULTANTS

architect of record	BHDP
CM at Risk	Corna/Kokosing

### PROJECT SCHEDULE

BoT approval	1/17
construction	10/17-5/19
facility opening	6/19

### PROJECT UPDATE

Renovation work continues on schedule. The project is in the last phase, completing renovation work on the 2<sup>nd</sup> and 3<sup>rd</sup> floors of 700 Ackerman and restroom upgrades in 660 Ackerman.

 On Time

 On Budget



## OHIO STADIUM UPGRADES

Consists of several projects to modernize and improve the Stadium including electrical upgrades; concrete coating and restoration; the addition of loge seating; renovate of existing suites; and additional donor suites and loge boxes

Construction work will be phased over several football seasons

### PROJECT FUNDING

auxiliary funds; university debt

### CURRENT PROJECT BUDGET

construction w/cont	\$34.1M
total project	\$39.1M

### CONSULTANTS

architect of record	Osborne Eng
CM at Risk	Barton Malow

### PROJECT SCHEDULE

BoT approval	4/16
construction	3/17-7/19
facility opening	8/19

### PROJECT UPDATE

Construction work has been phased over multiple seasons with the 2018 being the final season impacted. All work, including concrete repairs, deck coating, suite and loge renovations, continues on schedule. Electrical upgrade work is complete.

 On Time

 On Budget





## CANNON DRIVE RELOCATION – PHASE 1

In partnership with the City of Columbus, raise Cannon Drive between King Avenue and Herrick Drive above the 500-year flood level. Phase 2, from Herrick Drive to Woody Hayes Drive, will protect the campus from the 500-year storm event.

Work will also include utility service lines under the relocated Cannon Drive and stub out piping to serve future development, as well as the restoration of the rivers edge.

### PROJECT FUNDING

university funds; city of Columbus

### CURRENT PROJECT BUDGET

construction w/cont	\$44.1M
total project	\$51.9M

### CONSULTANTS

architect of record	EMHT, Inc.
general contractor	Kokosing

### PROJECT SCHEDULE

BoT approval	11/16
construction	8/17-12/19
facility opening	6/19

### PROJECT UPDATE

Cannon Drive between 12<sup>th</sup> Avenue and Herrick Drive will reopen in June. Construction will continue along the roadway but the roads will remain open.

 On Time

 On Budget



## OSU EAST – WEST WING EXPANSION/RENOVATION

Renovation of 11,500 GSF and expansion of 29,000 GSF on the second floor of the west wing of the hospital tower with mechanical penthouse

Renovated and expanded spaces include operating rooms, pre-operative/PACU spaces; imaging; and improvements to the patient arrival experience

### PROJECT FUNDING

auxiliary funds

### CURRENT PROJECT BUDGET

construction w/cont	\$23.9M
total project	\$26.0M

### CONSULTANTS

architect of record	Moody Nolan
CM at Risk	Elford

### PROJECT SCHEDULE

BoT approval	6/17
construction	9/18-3/20
facility opening	8/20

### PROJECT UPDATE

Construction work has begun.

 On Time

 On Budget





# WOOSTER – NEW LABORATORY BUILDING

Construct a new facility for Entomology research that will include teaching labs, research space, classrooms, and a small café. The new building will connect to a central chilled water plant.

### PROJECT FUNDING

university funds; state appropriations

### CURRENT PROJECT BUDGET

construction w/cont	\$30.0M
total project	\$33.5M

### CONSULTANTS

architect of record	Hasenstab Arch
CM at Risk	Elford

### PROJECT SCHEDULE

BoT approval	1/17
construction	10/18-5/20
facility opening	6/20

### PROJECT UPDATE

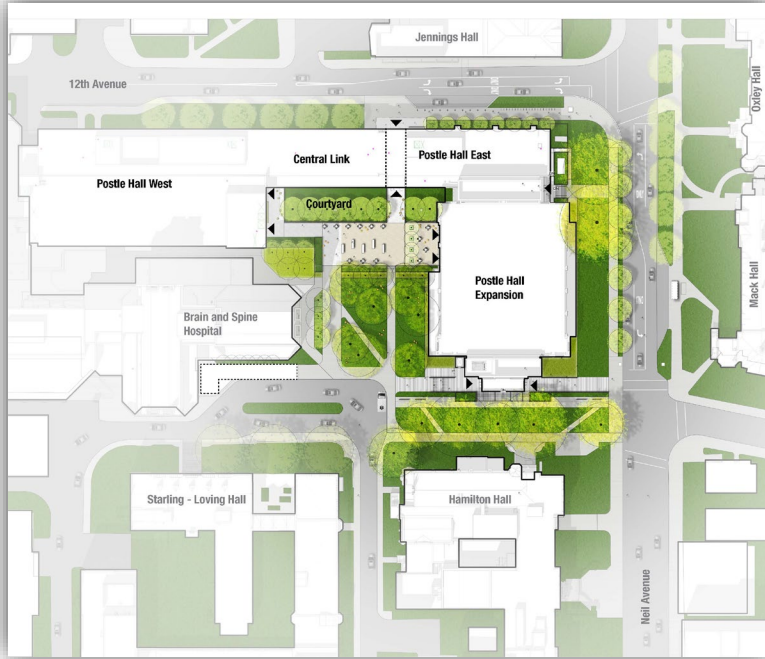
Construction work has begun.



On Time



On Budget



## POSTLE PARTIAL REPLACEMENT

Replace the southern portion of the east wing and renovate/upgrade portions of the west wing

### PROJECT FUNDING

development; state appropriations; department funds; university debt

### CURRENT PROJECT BUDGET

construction w/cont	\$85.4M
total project	\$95.0M

### CONSULTANTS

architect of record	Design Group
design architect	Robert AM Stern Arch
CM at Risk	Gilbane


### PROJECT SCHEDULE

BoT approval	9/16
construction	6/18-6/20
facility opening	11/20

### PROJECT UPDATE

Foundation, waterproofing, and masonry construction continues. The foundation work has been hindered by dewatering issues, the effect of which is still being determined. Structural steel installation will begin after the resolution of the dewatering issues.

 On Time

 On Budget





## CONTROLLED ENVIRONMENT FOOD PRODUCTION RESEARCH COMPLEX

Construct a new facility to house research and support learning in several approaches to food (plant and fish) production; research on greenhouse engineering, pest and pathogen management, and plant breeding

### PROJECT FUNDING

development funds

### CURRENT PROJECT BUDGET

construction w/cont	\$21.2M
total project	\$24.0M

### CONSULTANTS

architect of record	Erdy McHenry
CM at Risk	Corna/Kokosing

### PROJECT SCHEDULE

BoT approval	6/17
construction	4/19-7/20
facility opening	10/20

### PROJECT UPDATE

Design development is complete and the estimated costs exceed the conceptual estimates. A review of the scope and budget is underway.

 On Time

 On Budget



## ADVANCED MATERIALS CORRIDOR BIOMEDICAL ENGINEERING COMPLEX (BMEC)

Renovation of the former Koffolt Lab and Fontana Lab to create research labs, offices, and classrooms

### PROJECT FUNDING

state appropriations; development; department funds; university debt

### CURRENT PROJECT BUDGET

construction w/cont	\$53.2M
total project	\$59.1M

### CONSULTANTS

architect of record	Moody Nolin/P&W
CM at Risk	Ruscilli

### PROJECT SCHEDULE

BoT approval	9/16
construction	5/18-6/20
facility opening	8/20

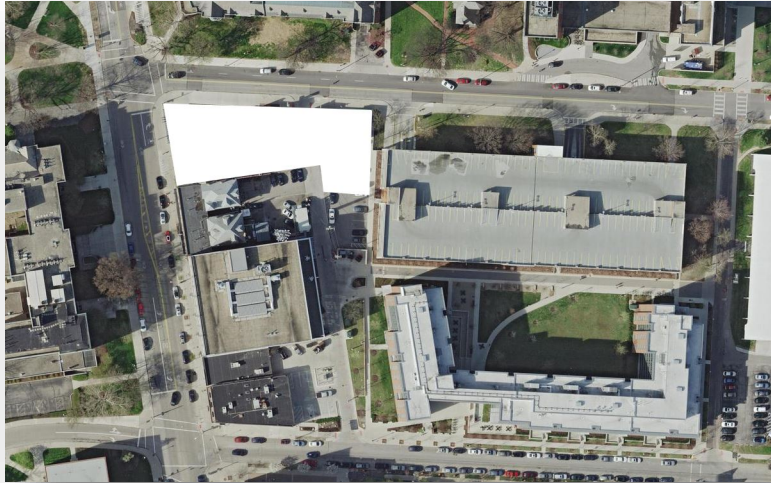
### PROJECT UPDATE

Demolition work is complete. The foundations and steel erection for the addition will be the next major milestones.

 On Time

 On Budget





## HEALTH SCIENCES FACULTY OFFICE AND OPTOMETRY CLINIC BUILDING

Construct a building at 11<sup>th</sup> Avenue and Neil Avenue for College of Optometry patient clinic and eyewear gallery. The facility will also include clinic support and Health Sciences faculty offices.

### PROJECT FUNDING

auxiliary funds; university funds

### CURRENT PROJECT BUDGET

construction w/cont	\$31.7M
total project	\$35.9M

### CONSULTANTS

architect of record	Acock Assoc
DB	Daimler Group

### PROJECT SCHEDULE

BoT approval	11/17
construction	2/19-8/20
facility opening	8/20

### PROJECT UPDATE

Programming and criteria design are complete. Design and construction will occur concurrently, with mobilization and demolition to begin in February.

 On Time

 On Budget



## TY TUCKER TENNIS CENTER

Construct a new 75,000 GSF indoor tennis facility in the Athletics District. The new center will include 6 courts, seating for 500, men’s and women’s varsity locker rooms, training facilities and offices.

### PROJECT FUNDING

university funds; development funds

### CURRENT PROJECT BUDGET

construction w/cont	\$20.0M
total project	\$21.9M

### CONSULTANTS

architect of record	Moody Nolan
CM at Risk	Barton Malow

### PROJECT SCHEDULE

BoT approval	8/18
construction	9/19-12/20
facility opening	1/21

### PROJECT UPDATE

Project design is underway

 On Time

 On Budget





## WMC REGIONAL AMBULATORY FACILITIES (HAMILTON ROAD)

Construct an approximately 222,000 square foot medical office building and ambulatory surgery center on North Hamilton Road.

### PROJECT FUNDING

auxiliary funds

### CURRENT PROJECT BUDGET

construction w/cont	TBD
total project	TBD

### CONSULTANTS

architect of record	DLR Group
CM at Risk	Daimler Group

### PROJECT SCHEDULE

BoT approval	4/18
construction	6/19-5/21
facility opening	7/21

### PROJECT UPDATE

Design development is underway. Site work has begun.





## ARTS DISTRICT

Renovate and expand the School of Music building and construct a new Department of Theatre building.

The project will also extend Annie and John Glenn Avenue from College Road to High Street and make modifications to College Road and adjacent pedestrian spaces.

**PROJECT FUNDING**  
university funds

**CURRENT PROJECT BUDGET**

construction w/cont	\$123.3M
total project	\$160.0M

**CONSULTANTS**

architect of record	DLR Group
CM at Risk	Holder Construction

**PROJECT SCHEDULE**

BoT approval	8/15
construction	6/17-8/21
facility opening	8/21

**PROJECT UPDATE**

Construction Documents are underway.



On Time

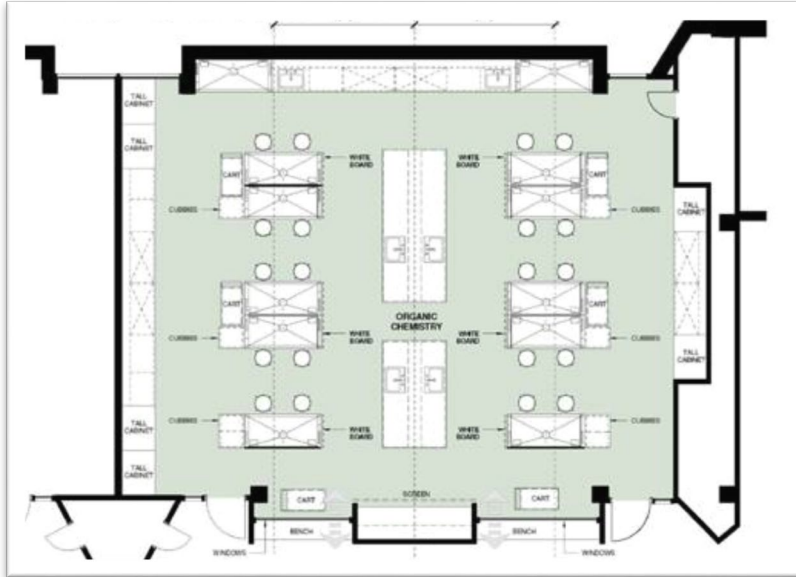


On Budget



## CELESTE LAB RENOVATION

Upgrade the building mechanical, electrical and plumbing systems; renovate chemistry labs and support spaces; replace the building elevators and improve the building envelope



### PROJECT FUNDING

university funds; state funds

### CURRENT PROJECT BUDGET

construction w/cont	\$25.1M
total project	\$29.0M

### CONSULTANTS

architect of record
CM at Risk

BHDP
Elford

### PROJECT SCHEDULE

BoT approval	8/18
construction	8/19-8/22
facility opening	8/22

### PROJECT UPDATE

Design team and CMR have been selected and design is underway.

 On Time

 On Budget



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

**APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS**  
Energy Advancement and Innovation Center

**APPROVAL TO INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS**  
Wexner Medical Center Inpatient Hospital – Central Sterile Supply  
Wexner Medical Center Inpatient Hospital Garage (Infrastructure and Road Work)

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

WHEREAS in accordance with the attached materials, the university desires to enter into professional services contracts for the following project; and

	Prof. Serv. Approval Requested	Total Project Cost	
<b>Energy Advancement &amp; Innovation Center</b>	\$3.0M	\$35.0M	Partner Funds (OSEP)

WHEREAS in accordance with the attached materials, the university desires to increase professional services and increase construction contracts for the following projects; and

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
<b>Wexner Medical Center Inpatient Hospital – Central Sterile Supply</b>	\$11.8M	\$33.9M	\$45.7M	Auxiliary Funds
<b>Wexner Medical Center Inpatient Hospital – Garage (Infrastructure and Road Work)</b>	\$19.7M	\$54.3M	\$74.0M	Auxiliary Funds

WHEREAS the Capital Investment Plan (CIP) outlines capital projects recommended for funding and was approved by the Board of Trustees on June 8, 2018; and

WHEREAS approval for professional services for the Energy Advancement and Innovation Center is needed to align the design and construction schedule with the Interdisciplinary Research Building; and

WHEREAS the full cost of professional services and construction for the Wexner Medical Center Inpatient Hospital – Central Sterile Supply and the Wexner Medical Center Inpatient Hospital Garage (Infrastructure and Road Work) was not known at the time the CIP was approved; and

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

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

WHEREAS the Finance Committee has reviewed the projects listed above for alignment with the CIP and other applicable financial plans:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the Capital Investment Plan be amended to include professional services for the Energy Advancement and Innovation Center project and additional professional services and construction for the Wexner Medical Center Inpatient Hospital – Central Sterile Supply project and the Wexner Medical Center Inpatient Hospital Garage (Infrastructure and Road Work) project; and

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 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

## Energy Advancement and Innovation Center

OSU-180355-1 (CNI# 18000020)

Project Location: West Campus

- **approval requested and amount**

prof services	\$3.0M
---------------	--------
- **project budget**

professional services	\$3.0M
construction w/contingency	\$32.0M
<b>total project budget</b>	<b>\$35.0M</b>



- **project funding**
  - university debt
  - fundraising
  - university funds
  - auxiliary funds (health system)
  - state funds
  - partner funds (OSEP)
- **project schedule**

BoT professional services approval	2/19
design	04/19 – 01/20
construction	01/20 – 08/22
facility opening	12/22
- **project delivery method**
  - general contracting
  - design/build
  - construction manager at risk
- **planning framework**
  - the long-term lease and concession agreement between the university and Ohio State Energy Partners included \$50M for the development of the Energy Advancement and Innovation Center to serve as an experiential hub for energy research and technology incubation
  - \$35M of the funding is for building design and construction and \$15M is for seed money for initial projects and building operations
  - a scoping study for the Energy Advancement and Innovation Center was completed in January 2019
  - the FY 2019 Capital Investment Plan will be amended to include an additional \$3.0M for the design of the Energy Advancement and Innovation Center
- **project scope**
  - the Energy Advancement and Innovation Center will be designed in conjunction with the Interdisciplinary Research Building to ensure consistent design, site and civic structure development
  - the project will include gathering, collaboration, learning, and shared program space which will serve both buildings
- **approval requested**
  - approval is requested to amend the FY 2019 Capital Investment Plan
  - approval is requested to enter into professional services contracts

- 
- **project team**

University project manager:	Brendan Flaherty
Study/planner:	Smith-Miller + Hawkinson
AE/design architect:	Moody-Nolan
Construction Manager:	Whiting-Turner Corra Kokosing (joint venture)



# Project Data Sheet for Board of Trustees Approval

## Wexner Medical Center Inpatient Hospital – Central Sterile Supply

OSU-180391-2 (CNI# 18000176)

Project Location: Kenny Road and Ackerman Road

- **approval requested and amount**

professional services	\$11.8M
construction w/contingency	\$33.9M
<b>total amount requested</b>	<b>\$45.7M</b>

- **project budget**

professional services	\$14.3M
construction w/contingency	\$33.9M
<b>total project budget</b>	<b>\$48.2M</b>

- **project funding**

- university debt
- fundraising
- university funds
- auxiliary funds (health system)
- state funds

- **project schedule**

BoT professional services (through DD)	02/18
BoT professional services (remainder)	02/19
BoT construction approval	02/19
design	06/18 – 03/19
construction	06/19 – 09/20
facility opening	01/21

- **project delivery method**

- general contracting
- design/build
- construction manager at risk

- **planning framework**

- \$2.5M of professional services for the design of Central Sterile Supply was included in the February 2018 approval for the Wexner Medical Center Inpatient Hospital project
- the FY2019 Capital Investment Plan included \$33.0M for the Central Sterile Supply project; the Capital Investment Plan will be amended to include an additional \$15.2M
- total project budget includes site acquisition cost

- **project scope**

- the project will construct a central sterile supply building to serve the Wexner Medical Center hospitals and ambulatory care locations

- **approval requested**

- approval is requested to amend the FY 2019 Capital Investment Plan
- approval is requested to increase professional services contracts and construction contracts




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- **project team**

University project manager: Doug Murray  
 AE/design architect: Henningson Durham & Richardson  
 CM at Risk: Walsh-Turner (joint venture)

# Project Data Sheet for Board of Trustees Approval

## WMC Inpatient Hospital Garage, Infrastructure & Road Work

OSU-180391-1 (CNI# 18000171)

Project Location: Wexner Medical Center

- **approval requested and amount**

professional services	\$19.7M
construction w/contingency	\$54.3M
total amount requested	\$74.0M

- **project budget**

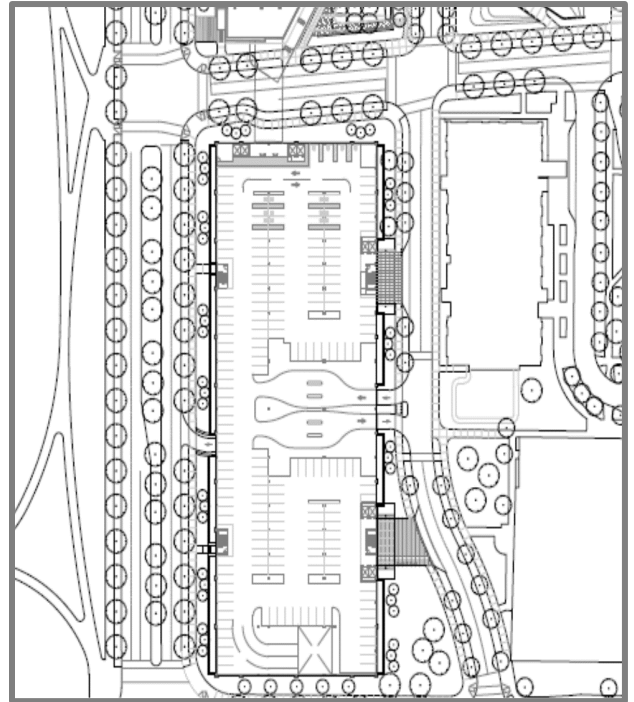
professional services	\$25.8M
construction w/contingency	\$76.3M
total project budget	\$102.1M

- **project funding**

- university debt
- fundraising
- university funds
- auxiliary funds (health system)
- state funds

- **project schedule**

BoT professional services approval	02/18
design	06/18 – 12/18
BoT construction approval (partial)	11/18
construction	05/19 – 05/21
facility opening	10/20 and 05/21



- **project delivery method**

- general contracting
- design/build
- construction manager at risk

- **planning framework**

- consistent with the strategic plan of the Wexner Medical Center to provide adjacent patient parking
- \$6.1M of professional services for the design of the garage, infrastructure and roadwork, was included in the February 2018 approval for the Wexner Medical Center Inpatient Hospital project;
- \$22M of professional services and construction for site, civil, street connection and foundations was approved in November 2018
- the FY 2019 Capital Investment Plan includes \$70.0M for the project; the Capital Investment Plan will be amended to include an additional \$32.1M

- **project scope**

- the project will construct a 1,870-space parking garage west of McCampbell Hall; garage construction will be phased with a portion opening 10/2020 and the remainder of the garage open by 05/2021
- road work scope includes street, curb and sidewalks on both sides of street A, and street lighting
- infrastructure work includes water, sewer and communications line connections on north side of 10<sup>th</sup> Ave

- **approval requested**

- approval is requested to amend the FY 2019 Capital Investment Plan
- approval is requested to increase professional services contracts and construction contracts

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- **project team**

University project manager: Doug Murray  
AE/design architect: Henningson, Durham & Richardson  
CM at Risk: Walsh-Turner (joint venture)

**APPROVAL FOR ACQUISITION AND POTENTIAL SALE  
OF REAL PROPERTY**

SHIER RINGS ROAD  
DUBLIN, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to purchase real property located along U.S. 33 at Shier Rings Road in Dublin, Franklin County, Ohio, and authorization to sell real property located along U.S. 33 at Shier Rings Road in Dublin, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to purchase approximately 34 +/- acres of unimproved real property located along U.S. 33 and Shier Rings Road in Dublin, Ohio; and

WHEREAS the property is strategically important in supporting the objectives of the Wexner Medical Center ambulatory care strategy; and

WHEREAS the city of Dublin will be responsible for the installation and construction of public infrastructure improvements identified in a separate Economic Development Agreement; and

WHEREAS as partial consideration for the city of Dublin's agreement to transfer and convey ownership of the property to the university, Dublin and The Ohio State University have agreed that under certain limited circumstances following the closing of the sale and conveyance of the property from Dublin to the university, Dublin may elect to have the university reconvey the property to Dublin after payment of the original purchase price by Dublin to the university, all upon such terms and conditions as outlined in the Property Reconveyance Escrow Agreement (PREA) to be signed simultaneously with the Economic Development Agreement (EDA) and the Real Estate Purchase and Sale Agreement; and

WHEREAS the PREA will require the university to obtain state of Ohio legislative approval for a potential sale with the resulting Governor's Deed to be held in escrow and released only in accordance with the terms and conditions of the PREA; and

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

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 take action required to effect the purchase of the referenced property in the name of the state of Ohio for the use and benefit of The Ohio State University upon terms and conditions deemed to be in the best interest of the university and at a purchase price determined to be fair market value for the property; and

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 take action required to effect the sale of the referenced property upon terms and conditions deemed to be in the best interest of the university and pursuant to the terms of the PREA.



# **APPROVAL FOR PURCHASE AND POTENTIAL SALE OF UNIMPROVED REAL PROPERTY**

## **SHIER RINGS ROAD DUBLIN, FRANKLIN COUNTY, OHIO**

### **Background**

The Ohio State University's Wexner Medical Center (WMC) seeks to acquire vacant land for development of an additional ambulatory care facility in Franklin County, Ohio. Acquisition of this land supports the 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.

As partial consideration for the city of Dublin's (Dublin) agreement to transfer and convey ownership of the property to the university pursuant to the Real Estate Purchase and Sale Agreement, Dublin and the university have agreed that under certain limited circumstances following the closing of the sale and conveyance of the property from Dublin to the university, Dublin may elect to have the university reconvey the property to Dublin after payment of the original purchase price by Dublin to OSU. This agreement will be memorialized in a Property Reconveyance Escrow Agreement (PREA) to be signed simultaneously with the Economic Development Agreement (EDA) and the Real Estate Purchase and Sale Agreement.

### **Location and Description**

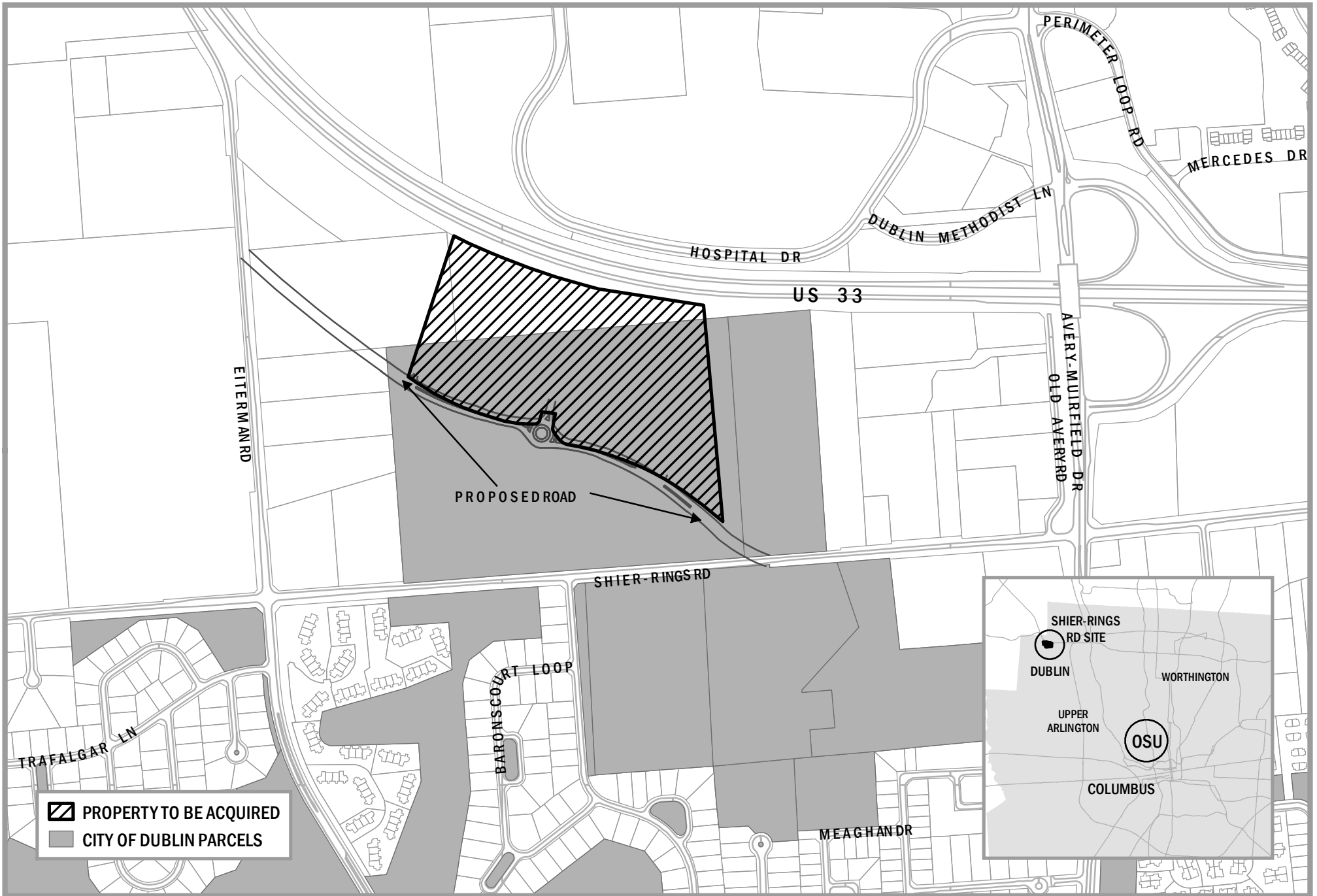
The property is located along US 33 and Shier Rings Road, Dublin, Ohio. The site consists of approximately 34 +/- acres located within the City of Dublin (Dublin). Dublin will be responsible for installation and construction of public infrastructure improvements identified in the Economic Development Agreement, which is the subject of an additional board resolution request.

### **Property History**

The 34 +/- acre undeveloped site is comprised of three parcel numbers owned by Dublin. Upon acquisition by The Ohio State University, the property will be titled to the State of Ohio and will require State legislative approval for sale. After the execution and delivery of the Real Estate Purchase and Sale Agreement and the EDA, the university will seek State legislative approval for the sale, will obtain an executed Governor's Deed, and the Governor's Deed will be held in escrow pursuant to the terms of the PREA.

### **Purchase of Property and Potential Sale**

WMC recommends that the 34 +/- acres of unimproved real property described above be acquired on terms and conditions that are in the best interest of the university and at a price determined to be fair market value for the property. The source of funding for the acquisition and subsequent development of the property will be the Wexner Medical Center. WMC further recommends authorization to sell the land under terms and conditions outlined in the PREA.



**PURCHASE OF REAL PROPERTY  
SHIER-RINGS ROAD  
DUBLIN, FRANKLIN COUNTY, OHIO 43016**

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

SHIER RINGS ROAD  
DUBLIN, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to enter into an Economic Development Agreement related to property located along U.S. 33 at Shier Rings Road in Dublin, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to enter into an Economic Development Agreement (EDA) for development of approximately 34 +/- acres of real property located along U.S. 33 at Shier Rings Road in Dublin, Ohio; and

WHEREAS the property is strategically important in meeting the objectives of the Wexner Medical Center ambulatory care strategy; and

WHEREAS the EDA will memorialize, among other items, agreements regarding certain public infrastructure work to be performed by the city of Dublin and municipal income tax incentives to be paid to the university;

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 take action required to enter into the Economic Development Agreement upon terms and conditions deemed to be in the best interest of the university.



## **APPROVAL FOR EXECUTION OF ECONOMIC DEVELOPMENT AGREEMENT**

### **SHIER RINGS ROAD DUBLIN, FRANKLIN COUNTY, OHIO**

#### **Background**

The Ohio State University's Wexner Medical Center (WMC) seeks to acquire vacant land for development of an additional ambulatory care facility in Franklin County, Ohio. Acquisition of this land supports the 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. Simultaneous with the execution of the Real Estate Purchase and Sale Contract for the acquisition of the land, the parties will execute an Economic Development Agreement (EDA), which memorializes, among other items, agreements regarding certain public infrastructure work to be performed by the city of Dublin (Dublin) and municipal income tax incentives to be paid to The Ohio State University (OSU).

#### **Location and Description**

The property is located along U.S. 33 and Shier Rings Road in Dublin, Ohio. The site consists of approximately 34 +/- acres located within Dublin.

The EDA contains provisions pertaining to project development, public improvements, and municipal income tax incentives:

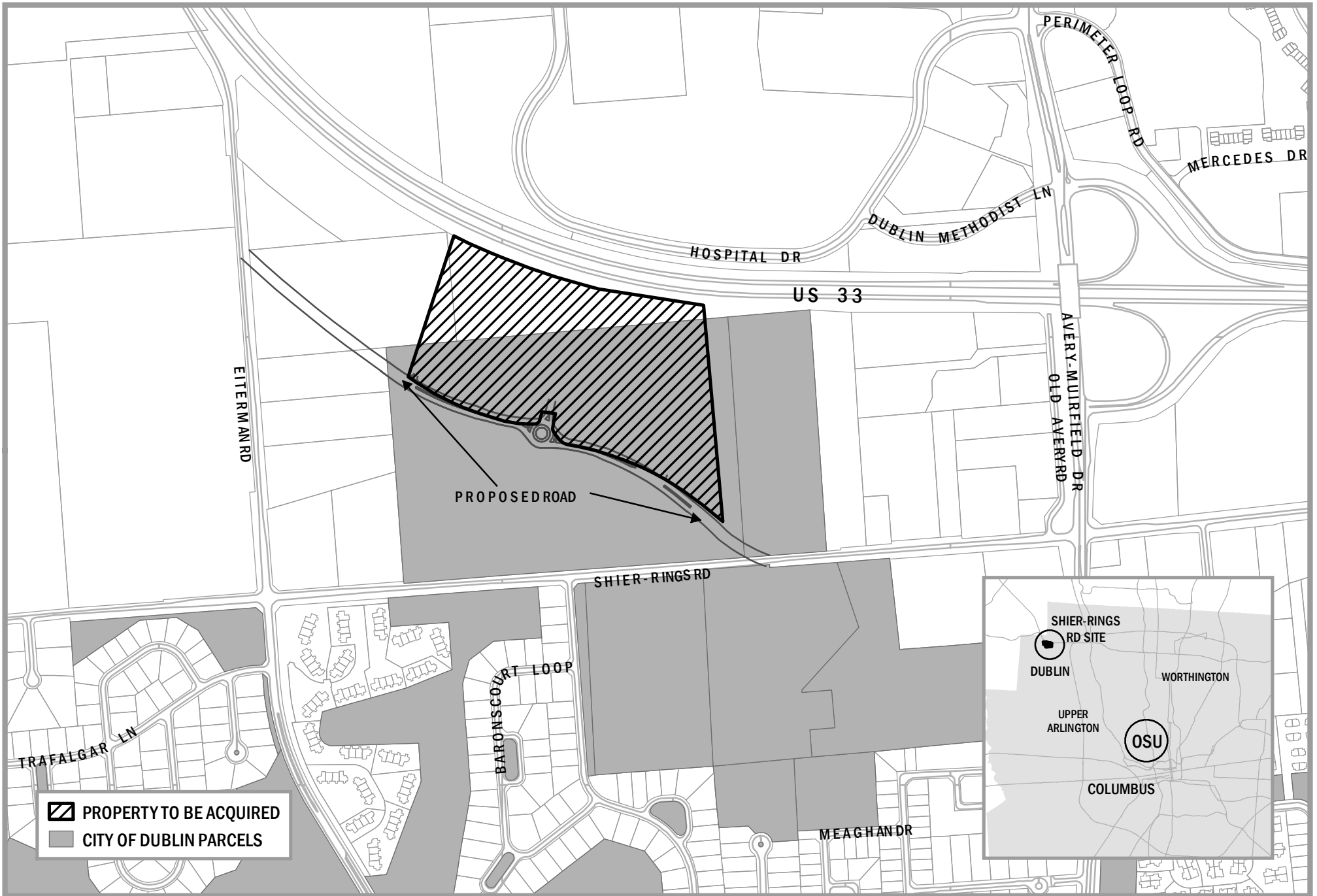
- Infrastructure – OSU is responsible for paying the cost of and constructing on-site improvements and will contribute a proportionate share to additional public improvements in the immediate vicinity, which will provide support to OSU's development, as specifically outlined in the EDA.
- Municipal Income – OSU is entitled to certain economic development incentives as outlined in the EDA.
- Adjacent Properties being retained by city of Dublin – OSU imposes certain use restrictions as outlined in the EDA.


#### **Property History**

The 34 +/- acre undeveloped site is comprised of three parcel numbers owned by the city of Dublin.

#### **Execution of Agreement**

Wexner Medical Center and University leadership recommend that the Board of Trustees authorize the university to enter into the Economic Development Agreement upon the terms set forth above and as otherwise deemed to be in the best interest of the university. The source of funding for the acquisition and subsequent development of the property will be the Wexner Medical Center.



 PROPERTY TO BE ACQUIRED  
 CITY OF DUBLIN PARCELS

**PURCHASE OF REAL PROPERTY**  
**SHIER-RINGS ROAD**  
**DUBLIN, FRANKLIN COUNTY, OHIO 43016**

**AUTHORIZATION TO ENTER INTO A  
LONG-TERM LEASE AND PURCHASE OPTION**

14TH AVENUE AND PEARL STREET  
COLUMBUS, OHIO

Synopsis: Authorization to negotiate and enter into a lease agreement providing for the construction and occupancy of a four-story building — approximately 52,000 square feet in size and situated upon approximately .39 acres to be located at the northeast corner of 14th Avenue and Pearl Street — as part of the planned new 15th and High development, is proposed.

WHEREAS Campus Partners for Urban Community Redevelopment (Campus Partners), an affiliate of The Ohio State University (the university), owns the desired site through Redstone Realty Company, LLC (Redstone), a wholly owned subsidiary of Campus Partners, and shall construct the office facility to suit WOSU Public Media (WOSU); and

WHEREAS the university, through WOSU, will occupy the entirety of the building constructed on the site through a thirty (30) year lease with Redstone; and

WHEREAS WOSU has determined that this site and the proposed building meet the objectives and requirements of the WOSU strategic plan, and funds necessary to meet the university's obligations under the agreements will be provided through WOSU:

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 a lease providing for the construction and occupancy of a four-story building — approximately 52,000 square feet in size and situated upon approximately .39 acres at the northeast corner of 14th Avenue and Pearl Street in Columbus, Ohio — as part of the planned new 15th and High development, on such terms and conditions as deemed to be in the best interest of the university, which shall include an option to purchase the site and building, subject to board approval and other conditions; and

BE IT FURTHER RESOLVED, That in no event shall the consideration paid by the university to Redstone pursuant to the lease agreement, including pre-paid rent and tenant improvements, if any, exceed \$29,000,000.

## **AUTHORIZATION TO ENTER INTO A LONG-TERM LEASE AND PURCHASE OPTION**

14TH AVENUE AND PEARL STREET, COLUMBUS, OHIO

### **Background**

The Ohio State University, on behalf of WOSU Public Media (WOSU), seeks authorization to enter into a long-term lease and purchase option with Campus Partners for Community Urban Redevelopment (Campus Partners), through its wholly owned subsidiary Redstone Realty Company, LLC (Redstone), for certain property and a newly constructed building to be located at the corner of 14th Avenue and Pearl Street.

The majority of WOSU's office and production spaces are presently confined to the basement of the Fawcett Center. This 48-year-old facility has neither the space nor the infrastructure to meet the needs of a 21st century media organization. In order for WOSU to reach its service potential, a new home is desired that properly reflects its mission to *engage, inform and inspire*.

### **Project Summary**

WOSU believes that such a space for its new home can be constructed on the east side of High Street as part of the planned new 15 + High development, and would boast an open environment with ample space for collaboration, connectivity and innovation. In addition, the new building will include a new media lab for creative experiments and research; a performance space; and a community studio for local programming developed by WOSU and The Ohio State University faculty, staff and students. With these new amenities in place, WOSU projects that it will be able to grow its 1 million monthly users and 26,000 annual members by providing more local programming and educational services as media continues to transform in the coming years. Most importantly, because the new space will be built at the nexus of campus and community, the new location will allow WOSU to strengthen the organization's standing as a long-term university/community asset capable of engaging minds, enriching lives and evolving to meet the ever-changing needs of the population it serves.

Under the thirty (30) year lease, it is the obligation of Redstone to construct the new building. Construction is estimated to begin in spring 2019 with the planned opening occurring October 2020. In accordance with the terms of the lease, the university will reimburse Redstone for such construction costs. Further, this lease will be a triple net lease and all costs associated with the lease and ongoing operating expenses will be the responsibility of WOSU. Through philanthropy and earned revenue opportunities, WOSU has raised more than \$17 million to date for this building. The proposed lease grants to the university a purchase option on the property, together with a right of first refusal and a right of first offer.

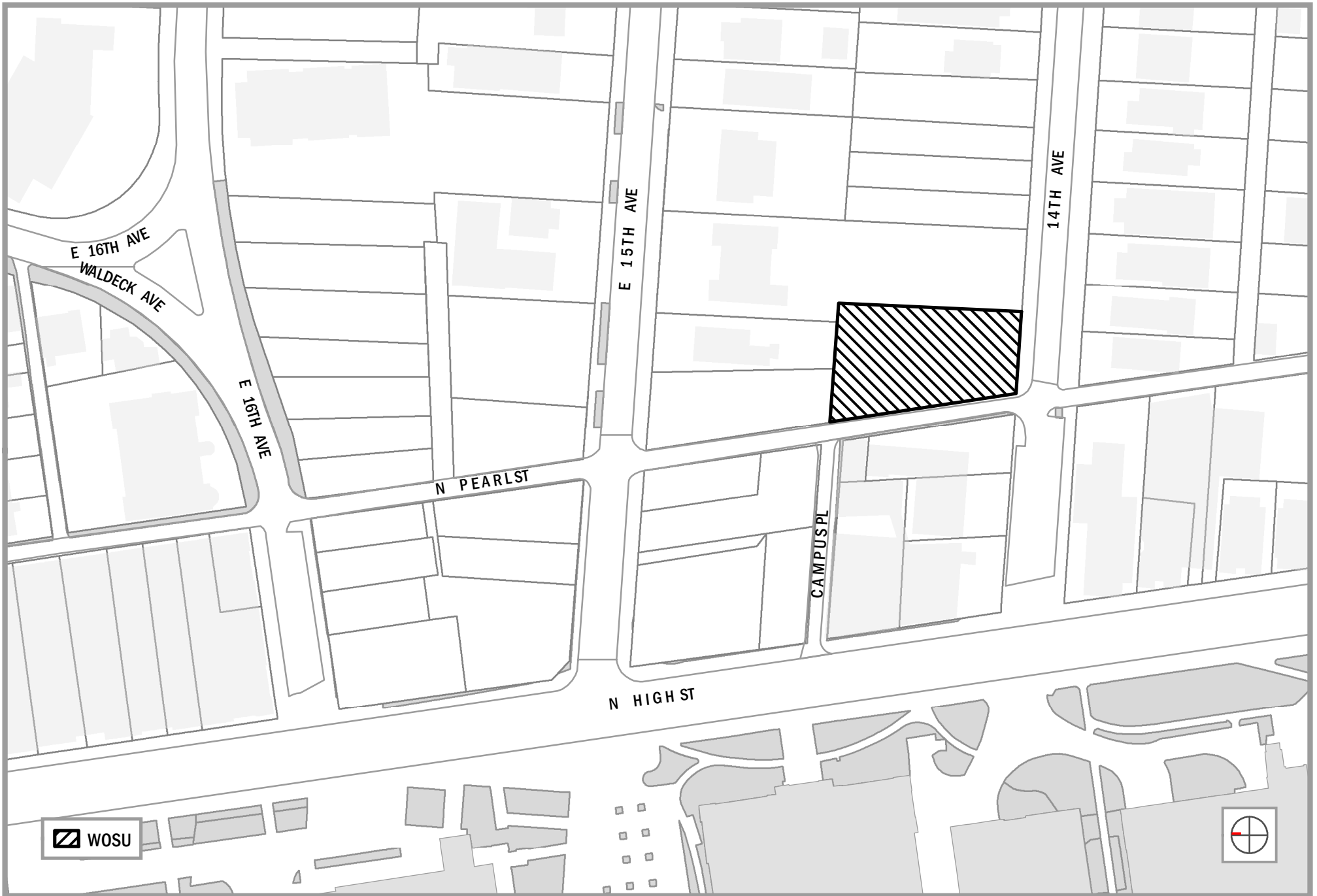
### **Location and Description of Proposed Project**

The proposed development is an approximately 52,000 square foot, 4-story building to be located at the northeast corner of 14th Avenue and Pearl Street as part of the planned new 15 + High development.

### **Authorization Requested**

Authorization is requested to enter into a long-term lease and purchase option of a  $\pm$  52,000 square foot office building to be located at the northeast corner of 14th Avenue and Pearl Street, upon such terms and conditions that are deemed to be in the best interest of the university.





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

**BETWEEN THE OHIO STATE UNIVERSITY AND  
THE BOYS AND GIRLS CLUB OF MARION COUNTY**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Boys and Girls Club of Marion County (BGC Marion), located at 565 Oak Street, Marion, OH 43302, to document the value and permit the release of funds appropriated in the State Capital Bill to build a separate, branded entrance for teen members at their current location, is proposed.

WHEREAS The Ohio State University was allocated \$50,000 in the 2019 State Capital Bill that is specifically designated for use by BGC Marion; and

WHEREAS BGC Marion will utilize the funds for the renovation of the Boys and Girls Club of Marion County, located at 565 Oak Street, Marion, OH 43302, which will increase protective factors for teens and support their social-emotional development so they are well prepared to access the many workforce development opportunities that currently exist for young adults in the Marion community; and

WHEREAS The Ohio State University will receive paid internships for students at this site for a minimum of one student per semester, to serve as a Youth Development Professionals by BGC Marion; and

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

WHEREAS the university's use of the BGC Marion will promote the university's mission to provide mentored work experience with an educational focus related to a student's major; and

WHEREAS before the state capital appropriation may be released to BGC Marion, the Department of Higher Education requires that a JUA between the university and BGC Marion be signed to document the value of the appropriation to the university and to ensure the benefits to Ohio State will continue for a minimum period of 20 years:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance and/or Senior Vice President for Administration and Planning be authorized to take any action required to effect the Joint Use Agreement containing terms and conditions deemed to be in the best interest of the university.



**JOINT USE AGREEMENT BETWEEN**  
**THE OHIO STATE UNIVERSITY AND BOYS & GIRLS CLUB OF MARION COUNTY**  
**565 OAK STREET**  
**MARION, OHIO 43302**

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

**BETWEEN THE OHIO STATE UNIVERSITY AND SMART COLUMBUS**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with Smart Columbus, located at 421 West State Street, Columbus, OH 43215, to document the value and permit the release of funds appropriated in the State Capital Bill to develop the Smart Columbus Experience Center, is proposed.

WHEREAS The Ohio State University was allocated \$500,000 in the 2019 State Capital Bill that is specifically designated for use by Smart Columbus; and

WHEREAS Smart Columbus will utilize the funds for the construction of and certain capital equipment for the Smart Columbus Experience Center, located at 170 South Civic Center Drive, Columbus, OH 43215, which establishes a headquarter location for its efforts in downtown Columbus that serves as a destination for local residents and visitors; and

WHEREAS The Ohio State University has an opportunity to expand its existing partnership with Smart Columbus and will benefit from access to the living laboratory, office and meeting room, and use of electric vehicles; and

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

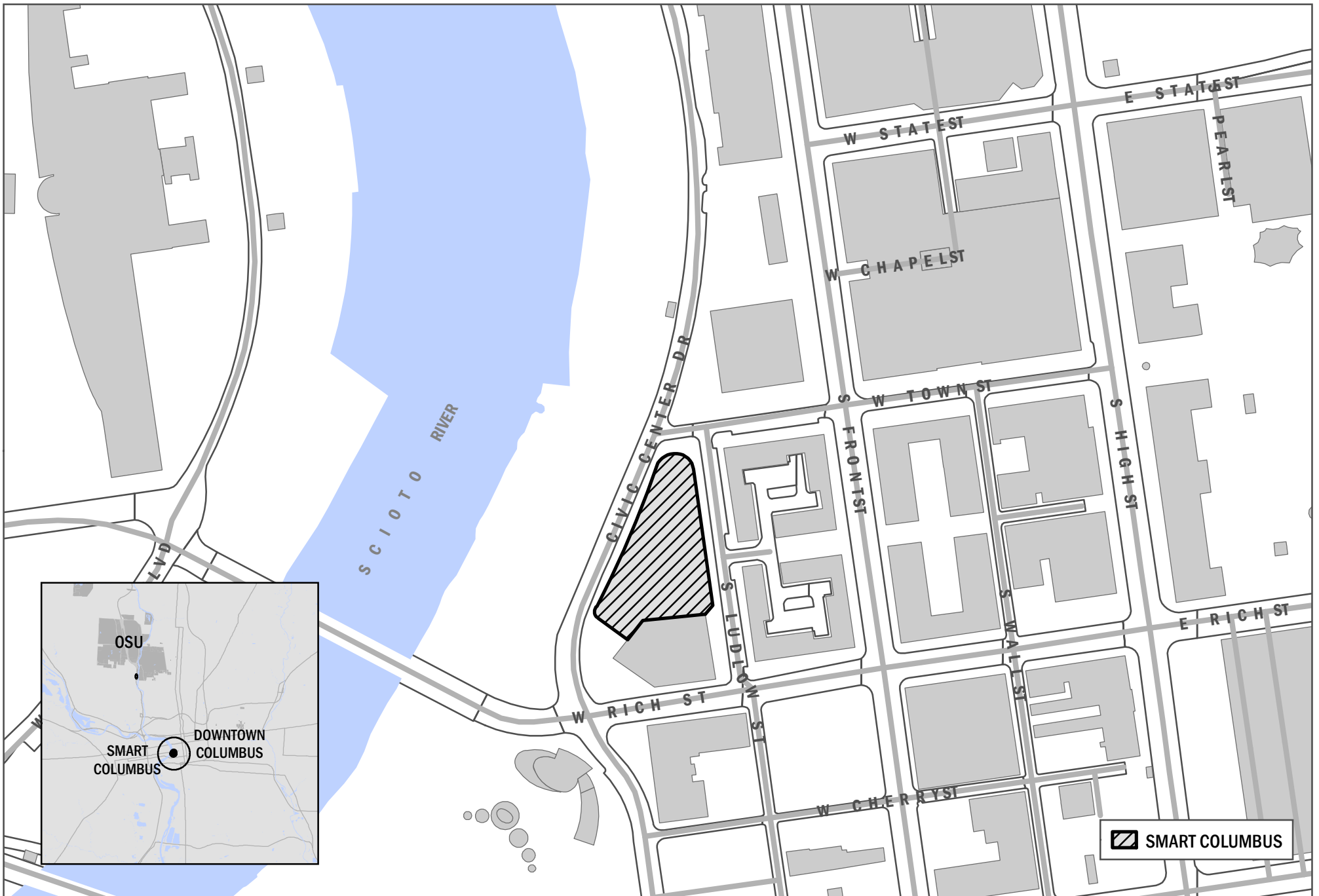
WHEREAS the university's use of the Smart Columbus Experience Center will promote the university's mission to educate residents and students and enhance research for the future of transportation, specifically electric vehicles; and

WHEREAS before the state capital appropriation may be released to Smart Columbus, the Department of Higher Education requires that a JUA between the university and Smart Columbus be signed to document the value of the appropriation to the university and to ensure the benefits to Ohio State will continue for a minimum period of 20 years:

NOW THEREFORE

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





**JOINT USE AGREEMENT BETWEEN  
 THE OHIO STATE UNIVERSITY AND SMART COLUMBUS  
 170 SOUTH CIVIC CENTER DRIVE  
 COLUMBUS, OHIO 43215**