

THURSDAY, AUGUST 29, 2019
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

Alexander R. Fischer
James D. Klingbeil
Brent R. Porteus
Alan A. Stockmeister
Gary R. Heminger
Anand Shah
Robert H. Schottenstein
Timothy P. Smucker (*ex officio*)

Location: Longaberger Alumni House
Mount Leadership Room

Time: 8:00-9:45am

Executive Session

8:00-8:35am

Public Session

ITEMS FOR DISCUSSION

1. *Physical Environment Scorecard – Jay Kasey* 8:35-8:40am
2. *Major Project Updates – Mark Conselyea* 8:40-8:45am
3. *Capital Savings Update – Jay Kasey, Mark Conselyea* 8:45-8:55am
4. *Interdisciplinary Health Sciences Design Review – Keith Myers* 8:55-9:05am
5. *Newton Hall Renovation and Addition Design Review – Keith Myers* 9:05-9:15am

ITEMS FOR ACTION

6. Approval of FY20 Capital Investment Plan – Jay Kasey, Michael Papadakis 9:15-9:20am
7. Approval of FY20 Ohio State Energy Partners Capital Plan – Scott Potter 9:20-9:25am
8. Authorization to Enter Into/Increase Professional Services and Construction Contracts – Jay Kasey, Mark Conselyea 9:25-9:30am
9. Approval of a Joint Use Agreement: Heath-Newark-Licking County Port Authority – Keith Myers 9:30-9:35am
10. Approval for Ground Lease of Unimproved Real Property – Keith Myers 9:35-9:40am
11. Authorization to Enter into a Long-Term Lease and Purchase Option (Building A) – Keith Myers 9:40-9:45am
12. Authorization to Enter into a Long-Term Lease and Purchase Option (Building B) – Keith Myers

PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY18 YTD)	FY19 Year-To-Date				FY19 Annual Target (Budget)	Comments
		Actual	Target (Budget)	Target %Var	Actual vs Target		
A. FINANCIAL							
1. A&P Tot. Operating Expenses (General & Earnings Funds)	\$139,529,062	\$146,288,021	\$146,570,898	-0.2%	—	\$146,570,898	
B. OPERATIONAL							
1. %Total Projects Completed on Time	87.2%	78.9%	90.0%	-12.3%	—	90.0%	Total of 273 out of 346 completed on time (Fiscal Year End)
2. %Total Projects Completed on Budget	98.0%	97.4%	90.0%	8.2%	—	90.0%	Total of 337 out of 346 completed on budget (Fiscal Year End)
3. Capital Investment Program Spend *	\$376.5	\$474.6	\$527.8	-10.1%	▲	\$527.8	Metric is measured Quarterly, showing 4th Quarter FY19 Values; in Millions
4. Facility Condition Index % - Conditioned Academic/Research Bldgs	74.3%	74.2%	80.0%	-7.3%	—	80.0%	Avg. composite FCI to-date.
5. CABS Riders	4,222,895	4,771,587	4,295,000	11.1%	▼	4,295,000	YTD positive variance results from increased year-over-year service to the Med. Ctr.
6. All Parking Garage Peak Time Occupancy % **	73.0%	80.4%	85.0%	-5.4%	▲	85.0%	YTD (Jul-June) Occup%: Transient= 64.9%, Permit= 81.7%, Mixed= 69.9%
7. WMC Parking Garage Peak Time Occupancy % **	89.0%	91.4%	85.0%	7.5%	—	85.0%	YTD (Jul-June) Occup%: Transient= 86.8%, Permit= 91.6%, Mixed= 84.9%
8. Sum of Daily Temporary Parking Space Closures	10,039	10,312	20,000	-48.4%	▲	20,000	Key drivers for temp space removals are closures due to the Ackerman East Lot Gas Line Repair, Enarson Roof, WHAC Roof repair, Northwood &
9. WOSU Broadcast Audience (Viewers, Listeners)	566,200	569,758	566,200	-0.6%	▲	566,200	Budget is based on last FY actuals, and TV viewers increased the last five months and radio listeners increased in June
10. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	7,763,806	8,346,796	7,763,806	7.5%	▲	7,763,806	Budget is based on last FY actuals, and Unique Visitors and Streaming has consistently increased this FY
C. SAFETY							
1. EHS Recordable Accident Rate (CYTD):	1.40	1.36	2.00	-32.0%	—	2.00	YTD Actual is measured over the calendar year
2. Major On-Campus Crimes (burglary, assault, arson, etc.)	N/A	82	N/A	N/A		N/A	Metric revised from prior reporting due to system upgrade.
3. Avg. Response time to In-Progress Calls for Svc	N/A	3:33	5:00	-28.7%	—	5:00	Metric revised from prior reporting due to system upgrade
4. Traffic Accidents Injury	28	32	31	3.2%	▼	31	Record Mgmt Sys. Data unaudited at time of retrieval
5. Traffic Accidents Non-Injury	339	206	339	-39.2%	—	339	Record Mgmt Sys. Data unaudited at time of retrieval
6. Off-Campus Crime Statistics	1,742	1,940	1,742	11.4%	▼	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
- Within 10% of Target
- Does not meet Target by >10%
- Data Pending
- △ 4-Mo Target %Var improved from Prior 4-Mo
- Within +/- 2.5% of Prior 4-Mo Target %Var
- ▽ 4-Mo Target %Var decline from Prior 4-Mo



THE OHIO STATE UNIVERSITY

Major Project Updates

Projects Over \$20M

August 2019



PROJECT STATUS REPORT CURRENT PROJECTS OVER \$20M

PROJECT	COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		Des	Con			
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	6/2020	✓	✓	\$33.5M		
Postle Partial Replacement	7/2020	✓	✓	\$95.0M		
Advanced Materials Corridor – Phase 1 (BMEC)	7/2020	✓	✓	\$59.1M		
Health Sciences Faculty Office and Optometry Clinic	8/2020	✓	✓	\$35.9M		
WMC Inpatient Hospital – Central Sterile Supply	11/2020	✓	✓	\$45.3M		
Ty Tucker Tennis Center	12/2020	✓	✓	\$22.8M		
Newark – John & Mary Alford Ctr for Sci and Technology	12/2020	✓	✓	\$32.0M		
WMC Inpatient Hosp Garage, Infr & Road Work	3/2021	✓	✓	\$102.1M		
WMC Regional Ambulatory Facilities-Hamilton Rd	5/2021	✓	✓	\$137.9M		
Newton Hall – Renovation and Addition	8/2021	✓		\$24.5M		
Arts District	11/2021	✓	✓	\$161.6M		
Celeste Lab Renovation	8/2022	✓		\$29.0M		
Interdisciplinary Health Sciences Center	7/2023	✓		\$155.9M		
Controlled Env Food Production Complex	TBD	✓		\$35.0M		



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 and renovation of donor suites.

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

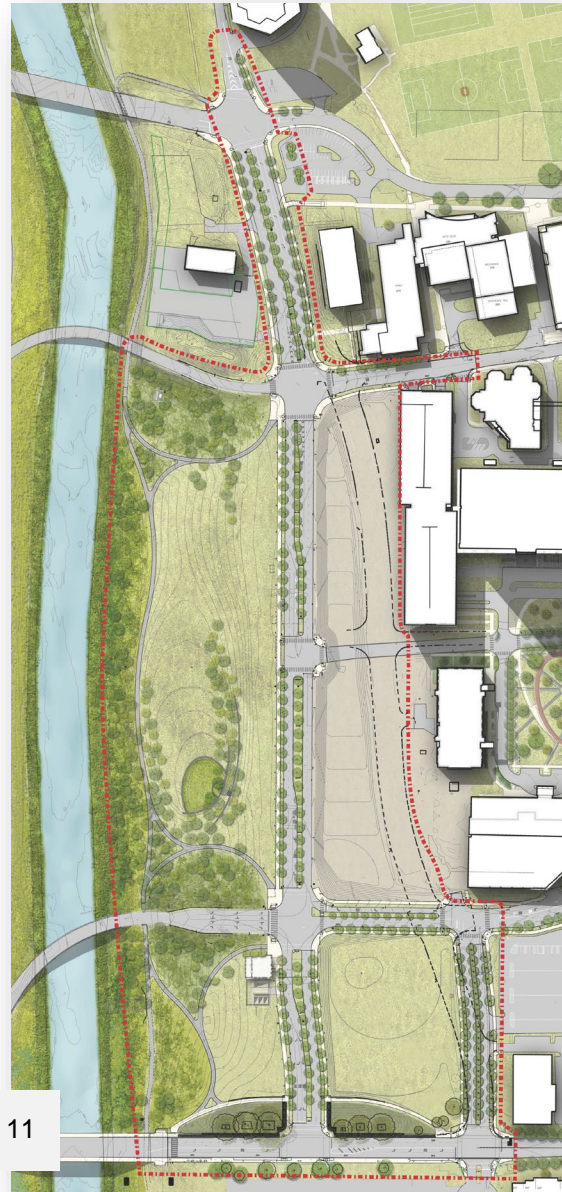
architect of record	Osborne Eng
CM at Risk	Barton Malow

PROJECT SCHEDULE

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

PROJECT UPDATE

Occupancy for the new loge/club suites has been received. C-Deck concrete repairs and deck coating is complete. Additional concrete repairs will be complete prior to the first game.



CANNON DRIVE RELOCATION – PHASE 1

In partnership with the City of Columbus, the project will 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
roadway opening	6/19

PROJECT UPDATE

Cannon Drive between 12th Avenue and Herrick Drive reopened 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 is ongoing. Foundation and structural steel are substantially complete and interior renovations are ongoing.

 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	10/18-6/20
facility opening	8/20

PROJECT UPDATE

Chilled water work (GMP1) continues and will be complete in early fall. Site and foundation work are underway.



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

fundraising; state appropriations; department funds; university debt

CURRENT PROJECT BUDGET

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

CONSULTANTS

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

PROJECT SCHEDULE

BoT approval	9/16
construction	6/18-7/20
facility opening	8/20

PROJECT UPDATE

First and second level structure steel is complete and continues on the third level. The concrete slab on the metal deck at the first level is complete. Demolition of the east end of the existing building is complete.





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; fundraising; department funds; university debt

CURRENT PROJECT BUDGET

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

CONSULTANTS

arch of record	Moody Nolan
design architect	Perkins & Will
CM at Risk	Ruscilli

PROJECT SCHEDULE

BoT approval	9/16
construction	5/18-7/20
facility opening	8/20

PROJECT UPDATE

Steel erection is complete for the new addition and concrete floor slabs are being poured. Framing, mechanical and electrical work is ongoing.





HEALTH SCIENCES FACULTY OFFICE AND OPTOMETRY CLINIC BUILDING

Construct a building at 11th 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. This project is a key enabler for the Interdisciplinary Health Sciences Center.

PROJECT FUNDING

auxiliary funds; university funds

CURRENT PROJECT BUDGET

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

CONSULTANTS

architect of record	Moody Nolan
Design/Build firm	Daimler Group

PROJECT SCHEDULE

BoT approval	11/17
construction	2/19-8/20
facility opening	10/20

PROJECT UPDATE

Design work is nearly complete. The steel structure is near completion and the concrete decks are in process. Awards for the remainder of construction subcontracts are in process.

On Time

On Budget



WEXNER MEDICAL CENTER INPATIENT HOSPITAL – CENTRAL STERILE SUPPLY

The project will construct a central sterile supply building to serve the hospital and ambulatory locations.

PROJECT FUNDING

auxiliary funds

CURRENT PROJECT BUDGET

construction w/cont	\$33.5M
total project	\$45.3M

CONSULTANTS

architect of record	HDR
CM at Risk	Walsh-Turner

PROJECT SCHEDULE

BoT approval	2/18
construction	7/19-11/20
facility opening	1/21

PROJECT UPDATE

Construction work has begun.





TY TUCKER TENNIS CENTER

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



PROJECT FUNDING

university funds; fundraising

CURRENT PROJECT BUDGET

construction w/cont	\$20.9M
total project	\$22.8M

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

GMP documents have been sent to the CMR with submission expected mid-August.





NEWARK – JOHN & MARY ALFORD CTR FOR SCIENCE AND TECHNOLOGY

Construct a 60,000 GSF facility containing biological and physical sciences research and teaching labs, classrooms, collaborative learning and academic support spaces. Spaces will serve both the Newark campus and Central Ohio Technical College.

PROJECT FUNDING

university funds; university debt; development

CURRENT PROJECT BUDGET

construction w/cont	\$29.7M
total project	\$32.0M

CONSULTANTS

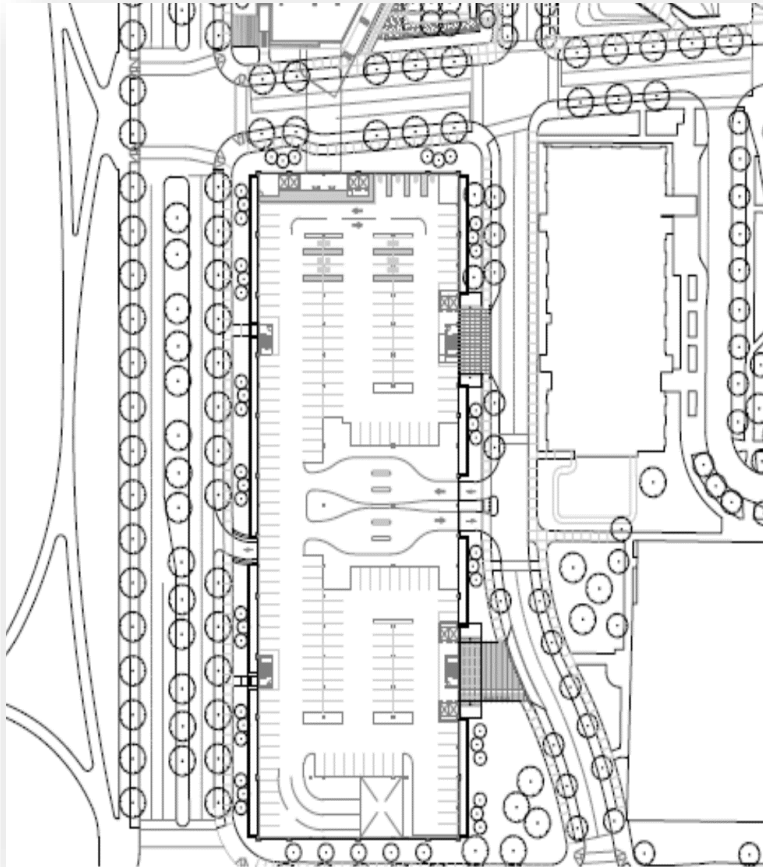
architect of record	DesignGroup
CM at Risk	Smoot

PROJECT SCHEDULE

BoT approval	8/18
construction	7/19-12/20
facility opening	1/21

PROJECT UPDATE

Project construction is underway.



WMC INPATIENT HOSPITAL GARAGE, INFRASTRUCTURE & ROAD WORK

The project will construct a 1,870-space parking garage west of McCampbell Hall. Garage construction will be phased with a portion opening in 10/2020 and the remainder open by 6/2021.

Infrastructure work includes water line connections, sewer lines and communications lines; road work includes street, curb and sidewalks on both sides of street A, including direct sidewalk connection to ingress and egress points of the garage, and street lighting on the west side.

PROJECT FUNDING

auxiliary funds

CURRENT PROJECT BUDGET

construction w/cont	\$76.3M
total project	\$102.1M

CONSULTANTS

architect of record	HDR
CM at Risk	Walsh-Turner

PROJECT SCHEDULE

BoT approval	2/18
construction	5/19-3/21
facility opening	6/21

PROJECT UPDATE

Project design is complete. Infrastructure and roadwork construction has begun.

On Time

On Budget



WMC REGIONAL AMBULATORY FACILITIES- HAMILTON ROAD

Construct an approximately 244,000 square foot medical office building and ambulatory surgery center on North Hamilton Road.

PROJECT FUNDING

auxiliary funds

CURRENT PROJECT BUDGET

construction w/cont	\$89.2M
total project	\$137.9M

CONSULTANTS

architect of record	DLR Group
CM at Risk	Daimler Group

PROJECT SCHEDULE

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

PROJECT UPDATE

Site work continues and project construction has begun.





NEWTON HALL – RENOVATION AND ADDITION

Construct an addition of approximately 35,000 sf to the south of the existing building that will include flexible classrooms, informal learning spaces and offices. Existing space will be renovated including a new façade, relocation of the entryway and plaza, and updated corridor and wellness space.

PROJECT FUNDING

department funds; fundraising; university debt; state funds

CURRENT PROJECT BUDGET

construction w/cont	\$21.8M
total project	\$24.5M

CONSULTANTS

architect of record	Meacham & Apel
CM at Risk	Ruscilli

PROJECT SCHEDULE

BoT approval	2/18
construction	4/20-8/21
facility opening	9/21

PROJECT UPDATE

Project design continues.



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	\$144.0M
total project	\$161.6M

CONSULTANTS

architect of record	DLR Group
CM at Risk	Holder Construction

PROJECT SCHEDULE

BoT approval	8/15
construction	6/19-11/21
facility opening	12/21

PROJECT UPDATE

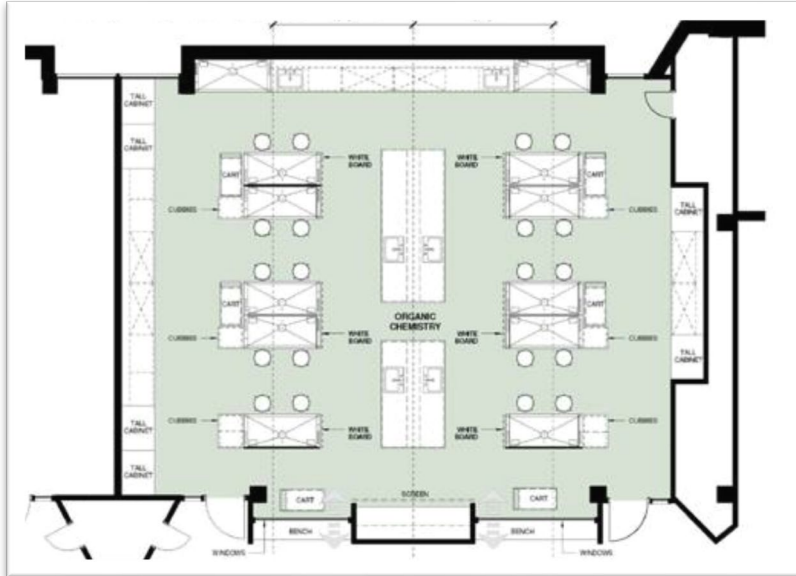
Construction Documents are nearly complete. GMP is being negotiated.



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	BHDP
CM at Risk	Elford

PROJECT SCHEDULE

BoT approval	8/18
construction	4/20-8/22
facility opening	8/22

PROJECT UPDATE

Project design is underway.



INTERDISCIPLINARY HEALTH SCIENCES CENTER

Multi-phase renovation of 150,000 sf and addition of 100,000 sf to create a collaborative campus for inter-professional education throughout the health sciences, including the Medicine, Optometry, Nursing, and the School of Health and Rehabilitation Sciences.

Program spaces include classrooms, anatomy labs, research labs, informal learning spaces, administrative and building support.

PROJECT FUNDING

auxiliary funds; department funds; state funds; fundraising

CURRENT PROJECT BUDGET

construction w/cont	\$135.4M
total project	\$155.9M

CONSULTANTS

architect of record	Acock Assoc
CM at Risk	Gilbane

PROJECT SCHEDULE

BoT approval	11/17
construction	10/19-7/23
facility opening	8/23

PROJECT UPDATE

Project design continues.



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 production; research on greenhouse engineering, pest and pathogen management, and plant breeding

PROJECT FUNDING

fundraising

CURRENT PROJECT BUDGET

construction w/cont	\$31.8M
total project	\$35.0M

CONSULTANTS

architect of record	Erdy McHenry
CM at Risk	Corna/Kokosing

PROJECT SCHEDULE

BoT approval	6/17
construction	TBD
facility opening	TBD

PROJECT UPDATE

Design and cost estimating continue based on revised program.



CAPITAL SAVINGS UPDATE

Master Planning & Facilities Committee

August 29, 2019



THE OHIO STATE UNIVERSITY

CAPITAL PROJECT SAVINGS

BACKGROUND

- Capital Project Savings Goals were established in FY18 as a part of the overall university efficiency initiatives.
- Process changes included:
 - Identification of hard savings
 - Transferring savings to a line item within the project management system.
 - Development of a reporting tool to track progress toward stated goal.
 - Requiring approval from senior leadership required to redirect savings to university strategic projects.
- Achieved 135% of FY18 goal totaling \$33.8M in savings.

FY19 CAPITAL PROJECT SAVINGS

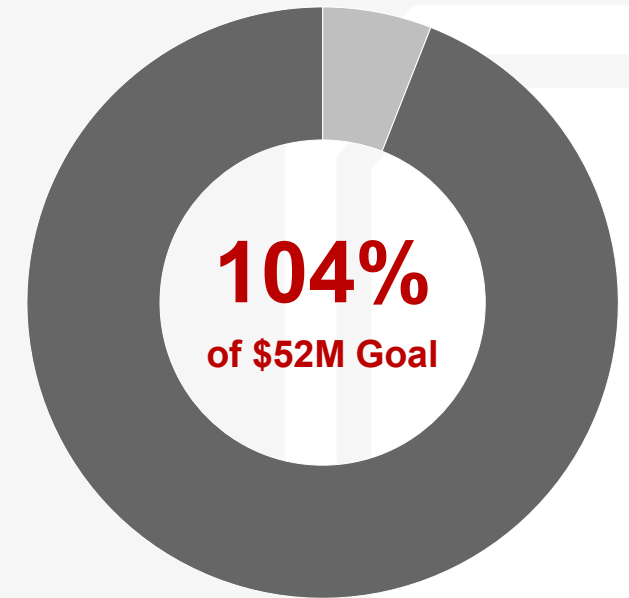
FISCAL YEAR 2019 SAVINGS

Closed Project Cashflow Savings	\$15.2M
Bid Favorability	\$10.4M
Reduced Contingency/Budget	\$28.5M
Total	\$54.1M

FY19 GOAL

- Target FYE Goal \$52M Savings
- Baseline is FY19 Capital Investment Plan

2019 FYE SAVINGS



● \$54,141,595 ● \$2,141,595

LOOKING AHEAD: FY20 AND BEYOND

A NEW APPROACH TO CAPITAL EFFICIENCIES

- Develop Construction Project Cost Estimating Model
 - Benchmark costs based on space types (office, classroom, research, dormitory, clinical, etc).
 - Industry standard costs per square foot.
- Establish a range of estimated costs based on project goals and objectives (e.g, class A building costs vs class B building costs).

EXPECTED OUTCOMES/BENEFITS

- Provide a tool that:
 - Informs capital planning and conceptual estimating.
 - Allows the university to pressure-test cost estimates at project milestones.
 - Integrates life cycle/total cost of ownership data.

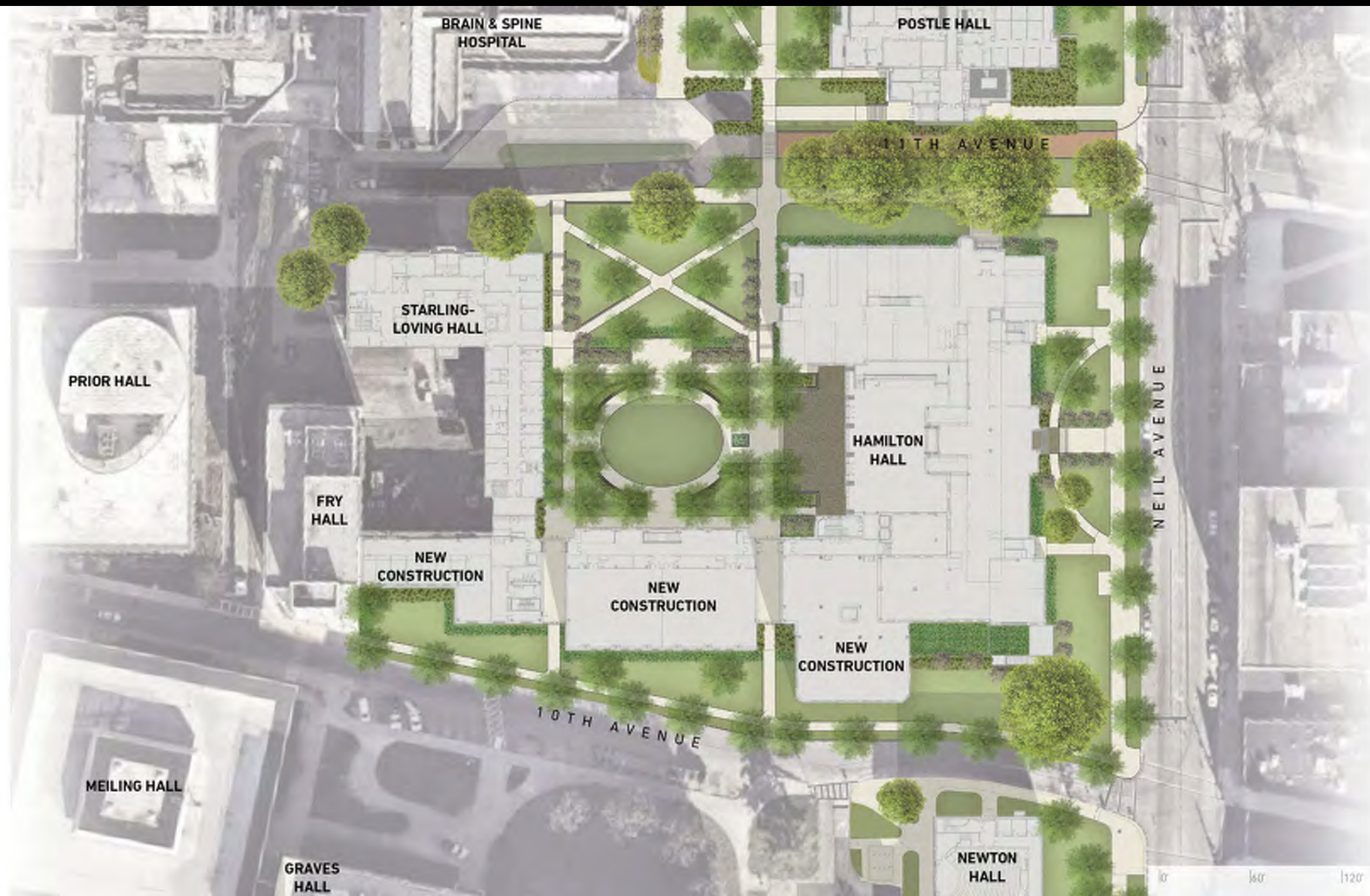
LOOKING AHEAD: FY20 AND BEYOND

NEXT STEPS

- Select facility cost estimating service provider
- Select “pilot” building to test cost model
- Board of Trustees progress report
- May 2020 project completion
- FY 2021 full implementation

The Ohio State University
College of Medicine /
Interdisciplinary Health Sciences Center
August 29, 2019

Site Plan



Neil Avenue Context



Pomerene Hall



Oxley Hall



Jennings Hall



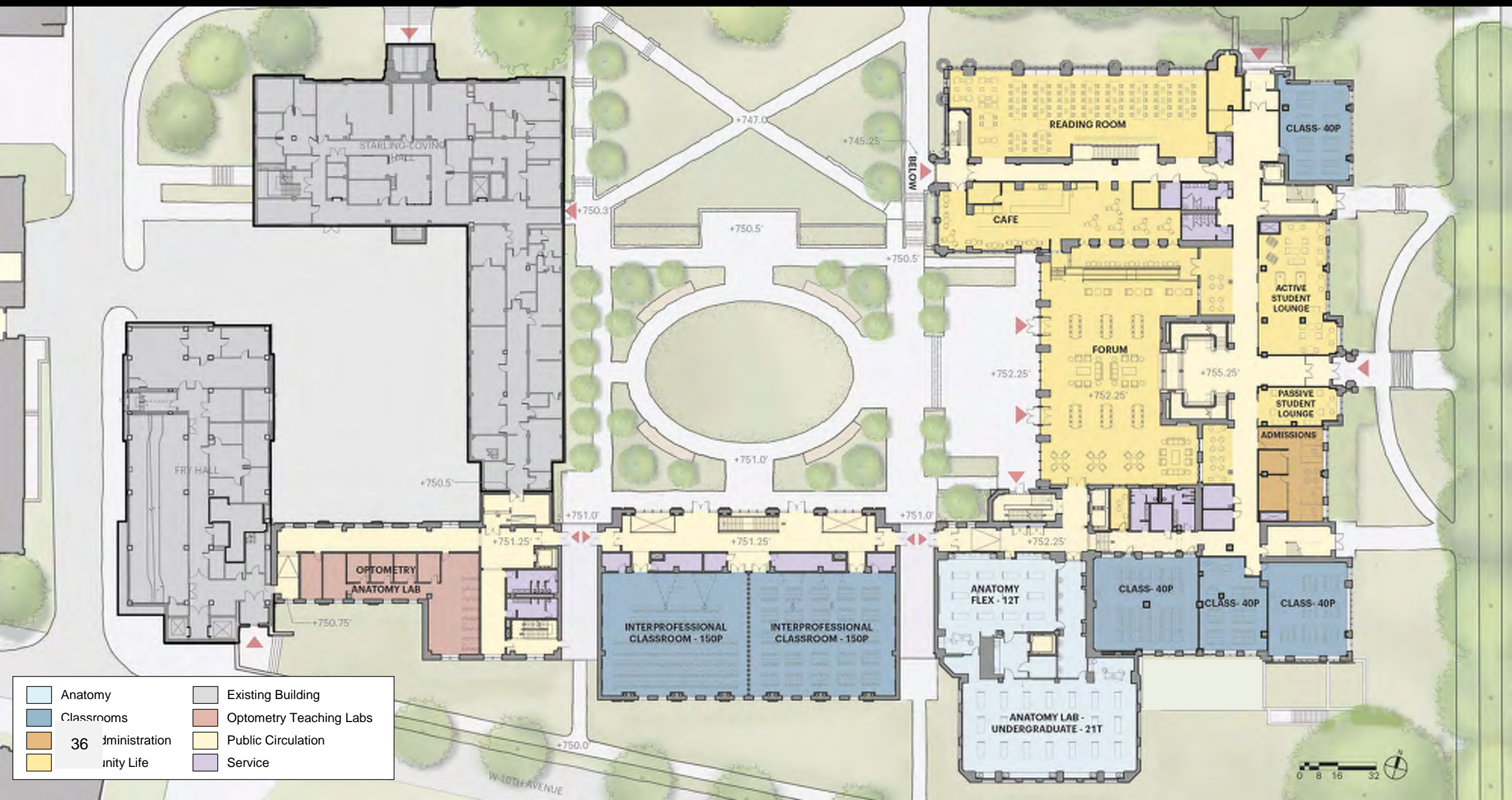
Mack Hall











Lower Level Floor Plan



First Floor Plan

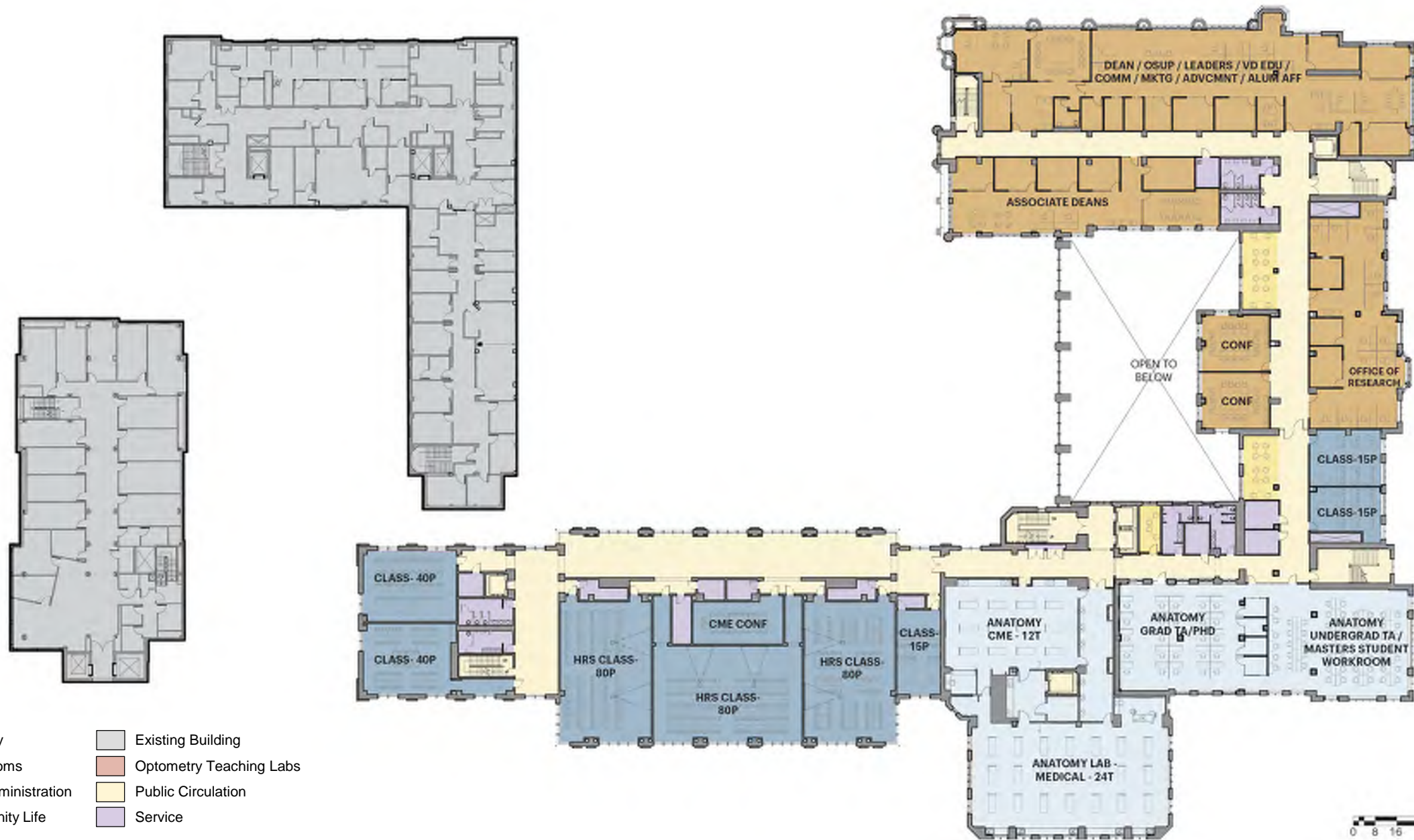










	Anatomy		Existing Building
	Classrooms		Optometry Teaching Labs
	Administration		Public Circulation
	Community Life		Service

Second Floor Plan

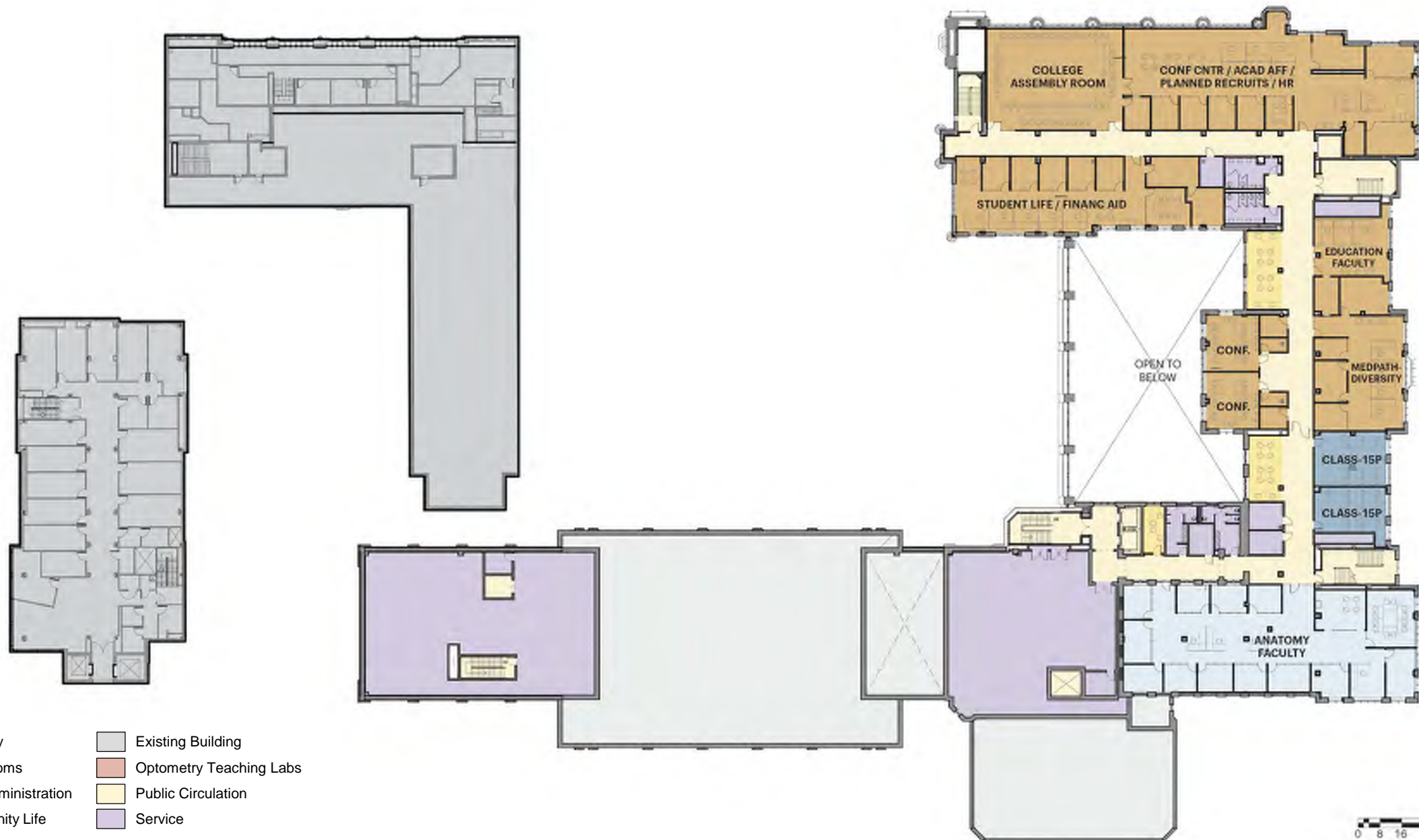










Third Floor Plan



- | | | | |
|---|----------------|---|-------------------------|
|  | Anatomy |  | Existing Building |
|  | Classrooms |  | Optometry Teaching Labs |
|  | Administration |  | Public Circulation |
|  | Community Life |  | Service |

Fourth Floor Plan



- | | |
|--|---|
|  Anatomy |  Existing Building |
|  Classrooms |  Optometry Teaching Labs |
|  Administration |  Public Circulation |
|  Community Life |  Service |



View of Quadrangle



View from Neil Avenue





THE OHIO STATE UNIVERSITY

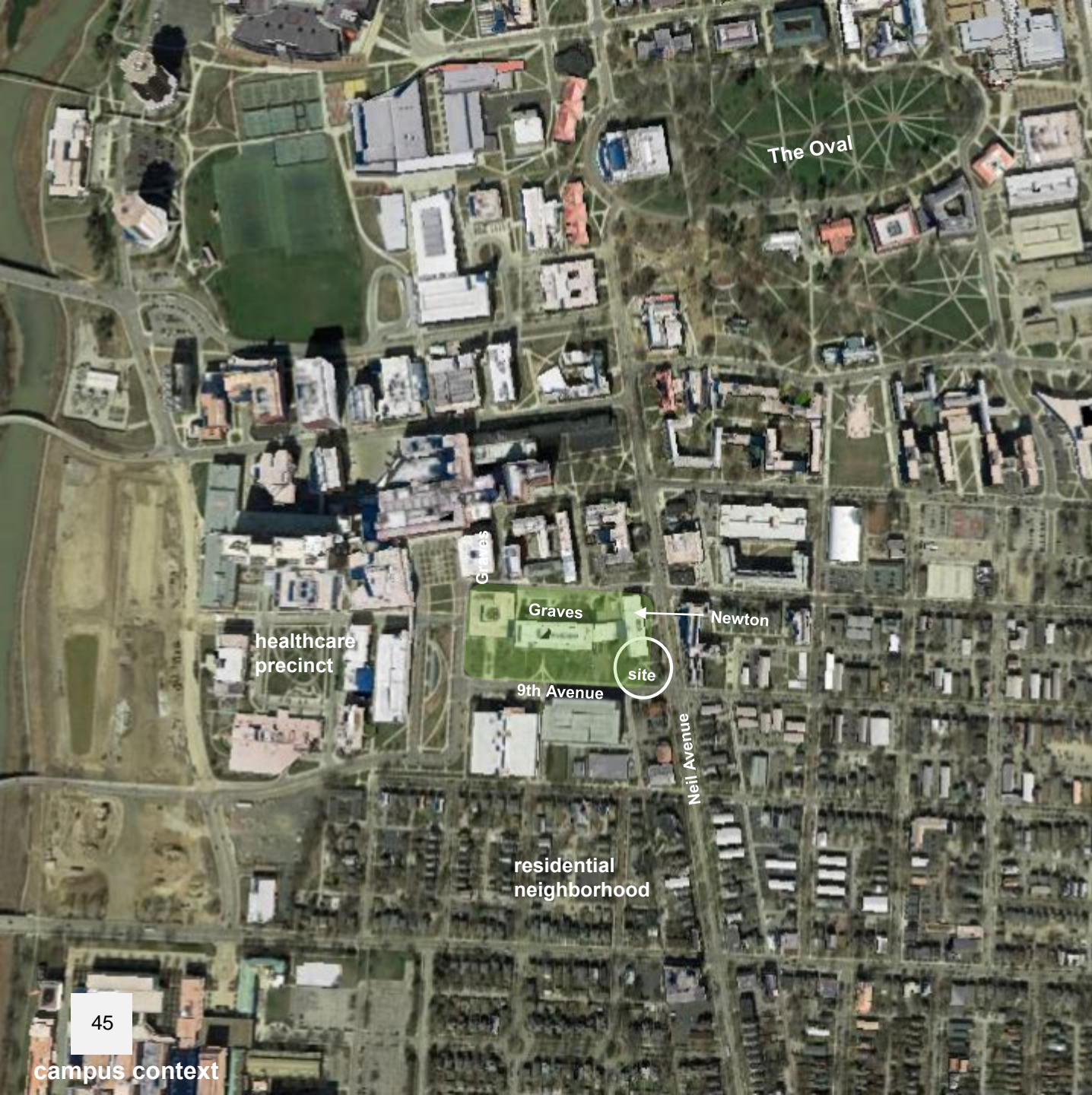
COLLEGE OF NURSING

Newton Hall – Renovation & Addition
OSU-180429

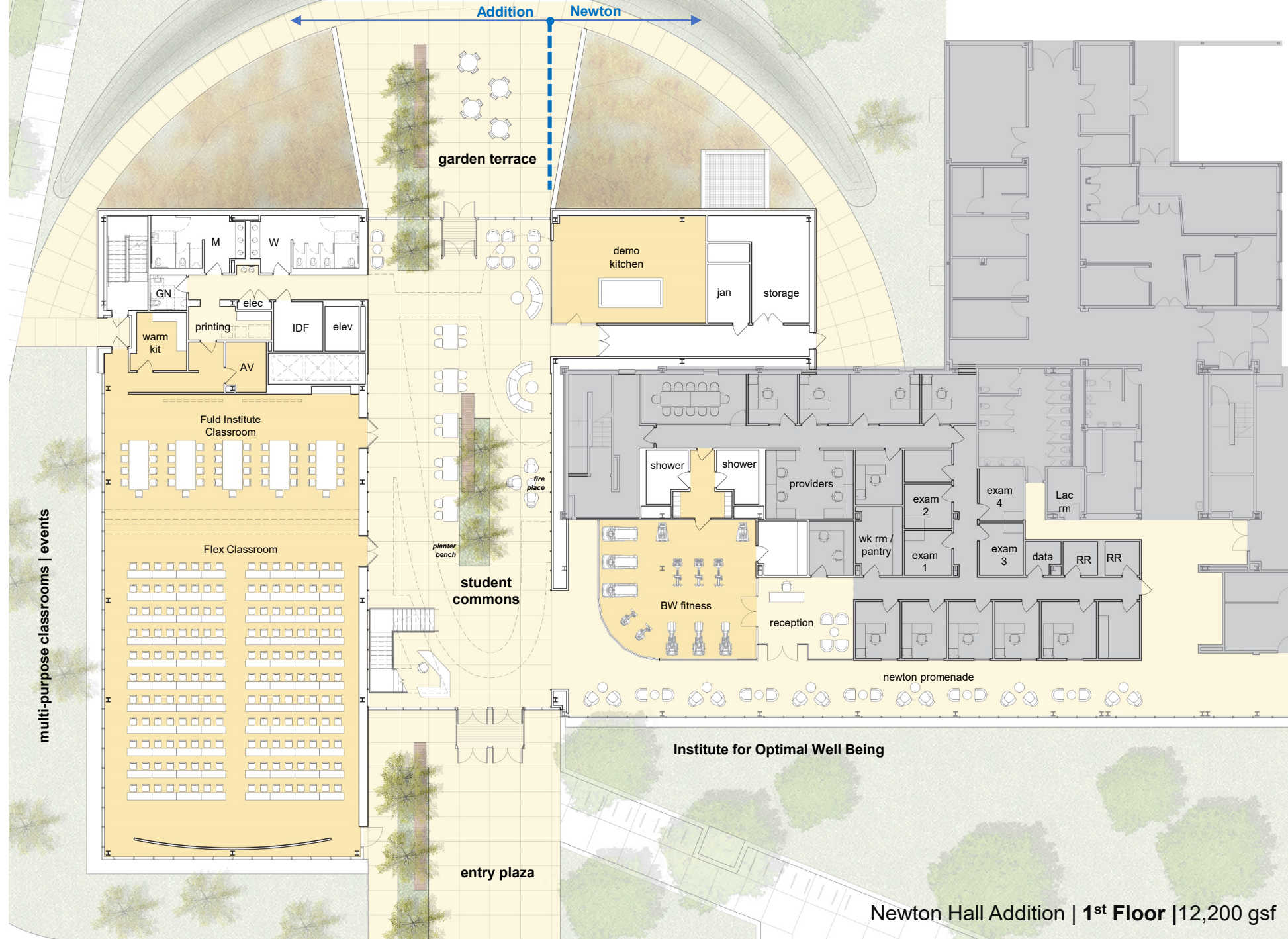
Master Planning & Facilities Committee
August 29, 2019



ikon.5 architects







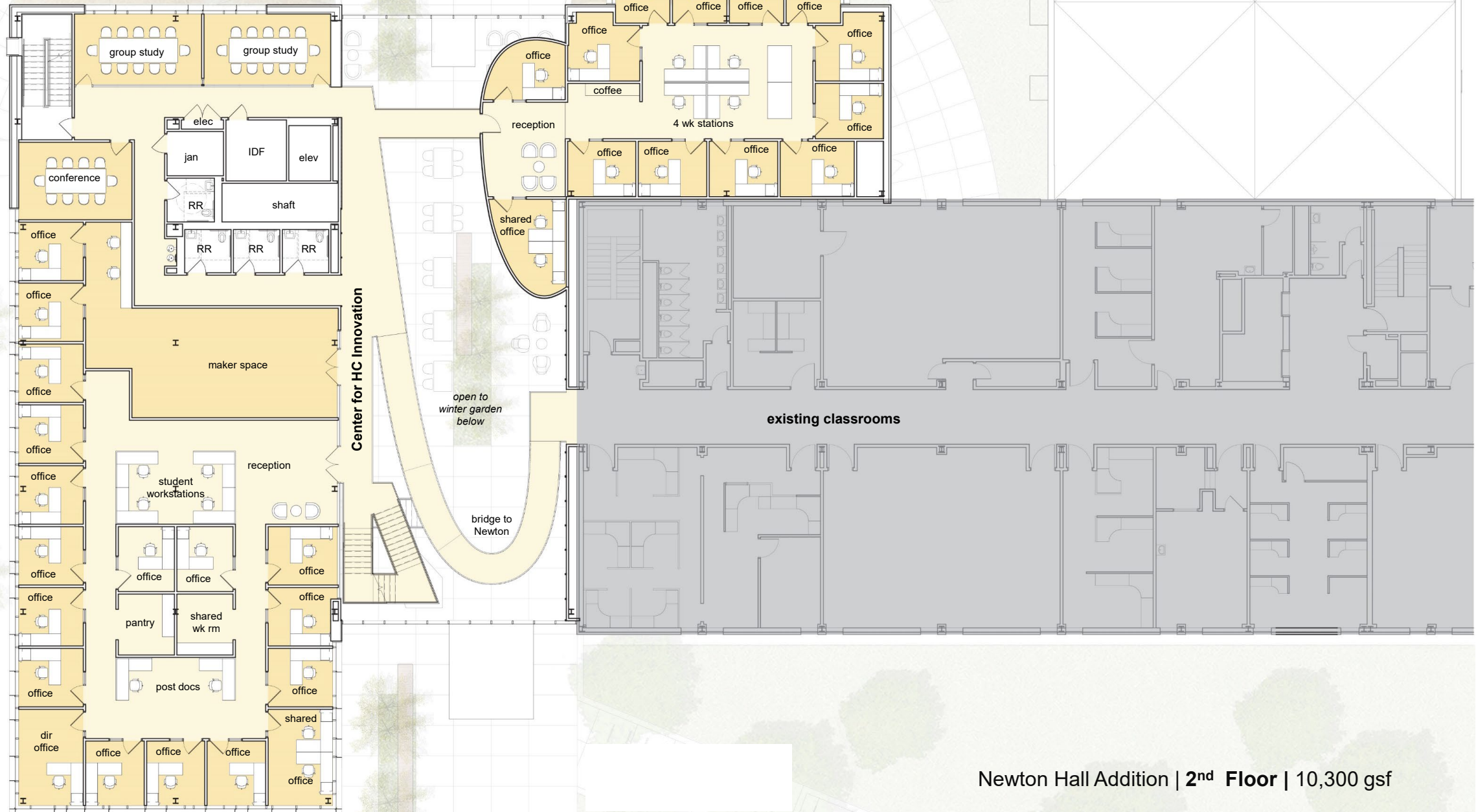
Newton Hall Addition | 1st Floor | 12,200 gsf

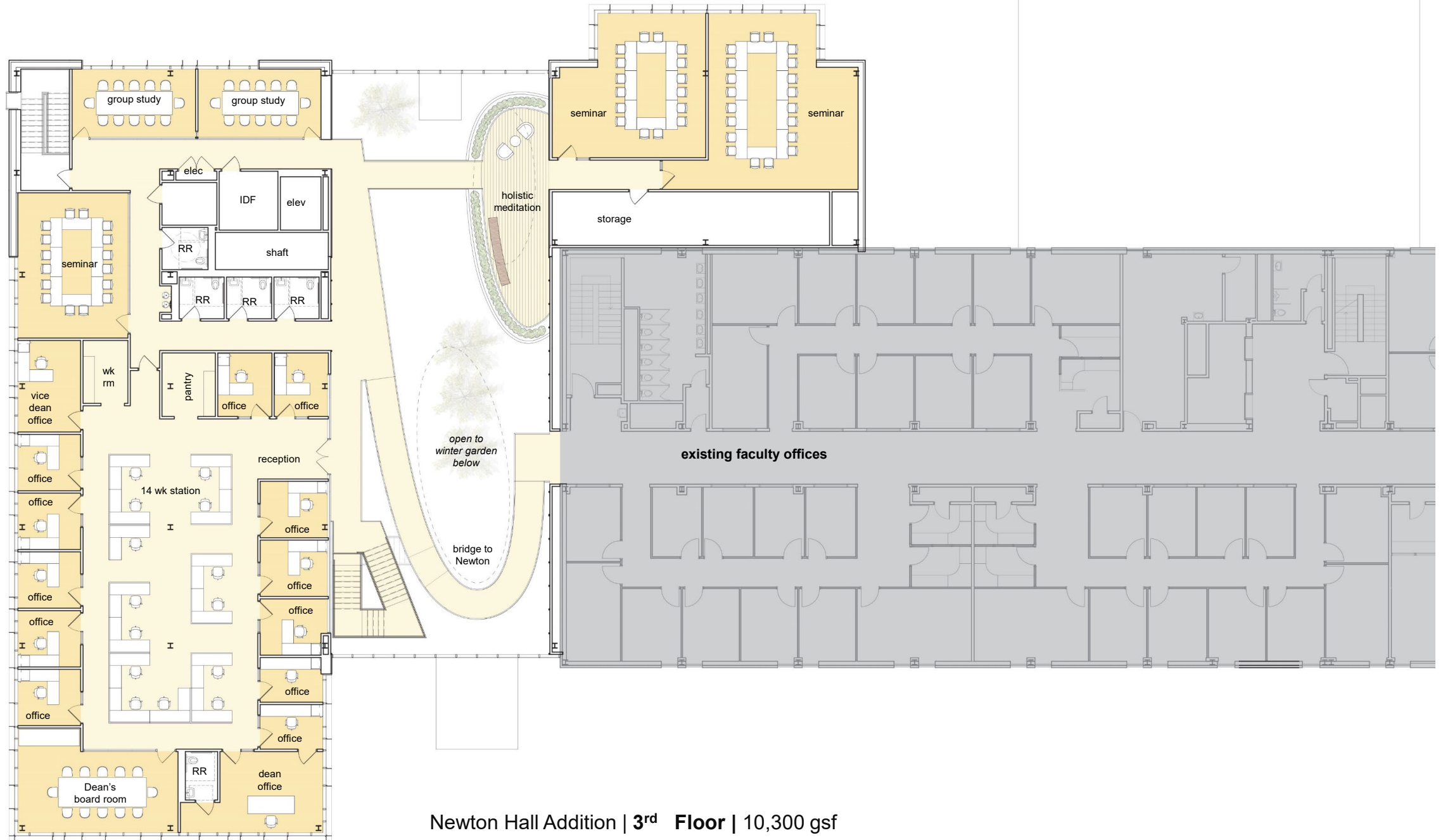
Fuld Institute

Pitzer Center

Center for HC Innovation

existing classrooms





Newton Hall Addition | 3rd Floor | 10,300 gsf



APPROVAL OF FISCAL YEAR 2020 CAPITAL INVESTMENT PLAN

Synopsis: Authorization and acceptance of the Capital Investment Plan for the fiscal year ending June 30, 2020, is proposed.

WHEREAS the university has presented the recommended capital expenditures for the fiscal year ending June 30, 2020; and

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the Capital Investment Plan for the fiscal year ending June 30, 2020, as described in the accompanying documents; and

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

FY2020-24 Capital Investment Plan

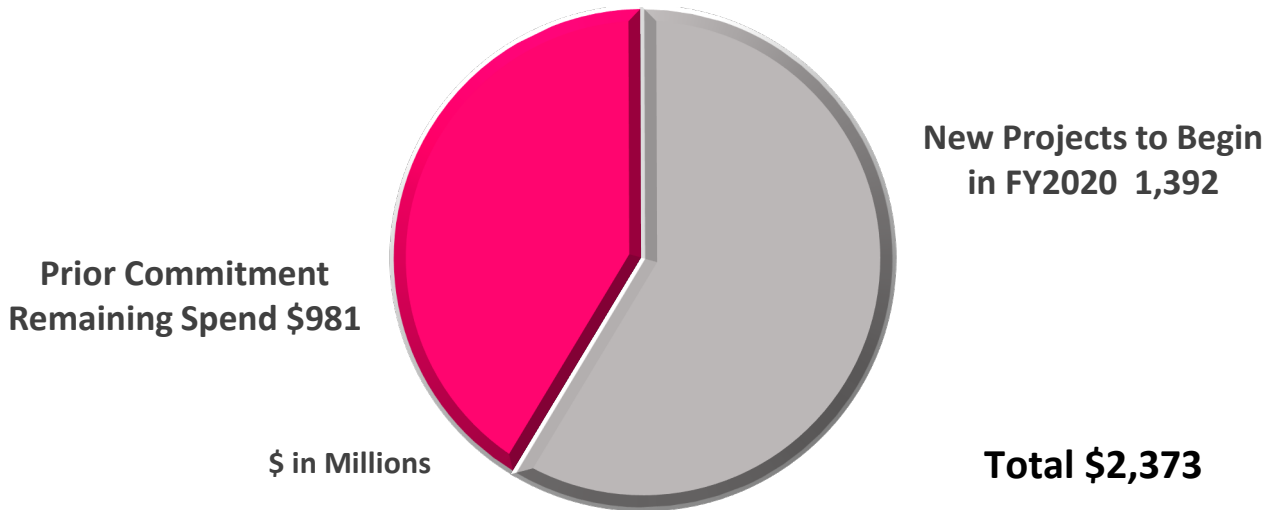


Table 1 - Prior Commitment - Remaining Spend

Line	Capital Priority	Projected Capital Expenditures					Total
		FY2020	FY2021	FY2022	FY2023	FY2024	
1	Athletics - Covelli Multi-Sport Arena	3.9	2.4				6.2
2	Cannon Drive Relocation - Phase I	6.0	1.3				7.3
3	Postle Partial Replacement	53.7	21.7				75.4
4	Ohio Stadium Upgrades	6.9					6.9
5	Wooster - New Laboratory Building	19.3	10.2	0.8			30.4
6	OSU East - West Wing Expansion/Renovation	15.9	5.5				21.4
7	Campus Wi-Fi System	6.4	5.6	0.2			12.2
8	A&S - Celeste Teaching Labs Renovations	6.5	7.9	7.9	6.4		28.7
9	Athletics - Indoor Tennis Center	7.2	9.6	5.8			22.6
10	Engineering - Advanced Materials Corridor	24.8	16.1	1.3			42.1
11	FAES - Controlled Env. Food Prd Research	18.5	4.6				23.2
12	FOD - Cannon Ph 2 - (additional design funding)	1.6	1.9	1.5	0.5		5.4
13	FOD - RDM Instructional Sciences	1.0	6.8	8.8	8.4		25.0
14	Newark - Science & Technology Bldg	8.0	10.7	3.4			22.0
15	Nursing - Newton Building Addition	2.5	8.6	11.5	1.6		24.2
16	TTM - Service Annex Building Renovation	4.0	4.4				8.4
17	Arts District (design)	6.2					6.2
18	Interdisciplinary Research Center (design)	12.4					12.4
19	Interdisciplinary Health Sci Center (design)	15.5					15.5
20	Interdisciplinary Health Sci + Opt Clinic	19.7	12.7	2.6			35.0
21	Inpatient Hospital (design)	30.6					30.6
22	WMC - Regional Ambulatory Site 1 Hamilton Road	30.4	25.4	26.8	6.8		89.4
23	WMC - Ambulatory West Campus (design)	8.9	7.7	6.3			23.0
24	WMC - Inpatient Hospital - Central Sterile Supply	24.4	15.9	3.1			43.5
25	WMC - Inpatient Hospital - Garage, Infrast. & Roads	30.9	33.1	21.8	4.5		90.3
26	WMC - Ambulatory Dublin (design)	4.0					4.0
27	Energy Advancement and Innovation Center (design)	3.0					3.0
28	Roll-up of Small Projects	142.0	87.2	35.5	1.6		266.3
Totals		514.4	299.4	137.3	29.7		980.8

FY2020-24 Capital Investment Plan

Table 2 - New Projects Beginning in FY2020

Line	Capital Priority	Projected Capital Expenditures					Total
		FY2020	FY2021	FY2022	FY2023	FY2024	
1	Small Programmatic Cash Ready Projects	1.5	19.2	11.7	0.9		33.2
2	Anticipated Spend for CIP Additions/Changes	0.4	8.9	0.7			10.0
3	WMC - Roll Up of Multiple Cash Ready Projects	152.6					152.6
4	Roll-up of Small Infrastructure/RDM Projects	0.6	10.9	6.2	0.5		18.1
5	New Major Projects (>\$4M)						
6	A&S - Arts District Phase 1 (construction)	18.1	43.5	43.5	38.2	1.7	145.0
7	Athletics - Lacrosse Stadium	0.4	2.4	7.0	7.1	3.2	20.0
8	Bus Adv - Schottenstein Main Roof Replacement	0.2	2.3	3.7	0.3		6.5
9	Energy Advancement and Innovation Center (const.)	5.3	12.6	12.4	3.4		33.7
10	FAES - Cntrld Env Food Prdxn Res Cmplx (amendment)	0.2	1.3	3.9	3.9	1.8	11.0
11	FAES - Wooster Fisher Renovation (design only)	0.1	1.8	0.1			2.0
12	FOD - Cannon Ph 2 -Herrick/Woody H (const.)	9.9	23.7	23.7	20.8	0.9	78.9
13	Interdiscip. Health Sci Center (const)	17.1	41.0	41.0	35.9	1.6	136.5
14	Interdiscip. Research (const.)	28.7	68.9	68.9	60.5	2.7	229.7
15	Libraries - Library Book Depository Expansion	0.3	1.8	5.3	5.3	2.4	15.1
16	Newark - Science & Technology Bldg (Third Floor)	2.4	5.8	1.2			9.4
17	PARE - West Campus Infrastructure and Enabling	0.3	2.1	6.1	6.2	2.8	17.5
18	Pharmacy - Parks Hall Fume Hood Renovations	0.2	2.5	4.0	0.3		7.0
19	SL - Housing - Columbus R&R & Minor Capital - FY20	0.3	4.9	8.0	0.6		13.9
20	SL - Housing - Taylor Public Space Renovation	0.2	1.3	3.9	3.9	1.8	11.0
21	SL - Rec Sports - Coffey Road Turf Field	0.3	3.6	5.9	0.5		10.2
22	VetMed - Vet Community Practice Hosp and Learning	0.3	2.1	6.1	6.2	2.8	17.5
23	WMC - Ambulatory Dublin (design 2)	2.0	5.0	1.0			8.0
24	WMC - Ambulatory Hamilton Rd (const. 2)	6.7	16.1	15.8	4.3		42.9
25	WMC - Ambulatory West Campus (const.)	40.3	96.7	96.7	84.9	3.8	322.4
26	WMC - Ambulatory West Campus (enabling)	0.3	5.9	0.5			6.6
27	WMC - Dodd Garage	5.2	12.5	12.3	3.3		33.3
	Grand Total	293.7	396.6	389.6	286.8	25.4	1,392.1

Table 3 - Funding for New Projects Beginning in FY2020 by Unit Type

Line	Unit Type	Funding Sources							Totals by Unit	% by Unit
		Local Funding	State Capital	Debt Financing	Fund Raising	CEMP Capital	Partners	Not Identified		
1	Academic-Support	149.2	8.6	87.0	160.0	215.8	33.7	5.9	660.2	47.4%
2	Student Life	40.7	0.0	0.0	0.0	0.0	0.0	0.0	40.7	2.9%
3	Athletics	22.0	0.0	0.0	20.0	0.0	0.0	0.0	42.0	3.0%
4	Infrastructure	8.3	0.0	1.5	0.0	9.3	1.8	82.1	103.1	7.4%
5	Medical Center	312.7	0.0	110.0	73.5	0.0	50.0	0.0	546.2	39.2%
	Totals By Funding Source	532.9	8.6	198.5	253.5	225.1	85.5	88.0	1,392.1	
	% By Funding Source	38.3%	0.6%	14.3%	18.2%	16.2%	6.1%	6.3%		

**APPROVAL OF OHIO STATE ENERGY PARTNERS UTILITY SYSTEM
CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2020**

Utility System Life-Cycle Renovation, Repair and Replacement Projects
Utility System Expansion and Extension Projects
Energy Conservation Measure Projects

Synopsis: Authorization and acceptance of the Ohio State Energy Partners LLC fiscal year 2020 capital improvement plan, and authorization for Ohio State Energy Partners LLC to make capital improvements to the utility system pursuant to the terms of the 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 the concessionaire, Ohio State Energy Partners LLC ("OSEP") to annually submit a plan for utility system capital improvement projects for university approval; and

WHEREAS the plan includes requested approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2019; and

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

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

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

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

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves and authorizes Ohio State Energy Partners LLC to proceed with the fiscal year 2020 capital improvements to the utility system as outlined in the attached materials.

**APPROVAL OF FISCAL YEAR 2020
OHIO STATE ENERGY PARTNERS
UTILITY SYSTEM CAPITAL IMPROVEMENT PROJECTS**

BACKGROUND

Pursuant to the terms of the 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 by the university and OSEP for alignment with applicable strategic, financial, and physical plans and to ensure continued reliability, safety, and compliance of the Utility System.

Pursuant to the Agreement, OSEP submitted a draft five-year plan to the Energy Advisory Committee (EAC) 180 days prior to the start of the fiscal year. Members of the EAC have reviewed the details of the proposed five-year plan, provided feedback and made recommendations to OSEP. OSEP submitted a revised five-year plan for university review and approval, including the OSEP Fiscal Year 2020 proposed capital investments.

Approval of these projects will be pursuant to the project scopes outlined below, any applicable university directives, applicable project requests, and supporting documentation submitted pursuant to the Agreement.

- Utility System Life-Cycle Renovation, Repair, and Replacement Projects
- Utility System Expansion and Extension Projects
- Energy Conservation Measure Projects

Utility System Life-Cycle Renovations, Repairs, and Replacement Projects

Air System Modernization 25-19-LFC

Scope: Replace McCracken Power Plant air compressor #2, eliminate piping cross connections, and install a new air dryer system all to address deferred maintenance and equipment issues.

Construction Cost Request: \$ 395,000

Project Cost Breakdown	Cost
FY 2019 – Design	\$ 0.03 M
FY 2020 – Construction	\$ 0.39 M
Total Project	\$ 0.42 M

Utility System Expansion and Extension Projects

Combined Heat and Power and Midwest District Heating & Cooling Plant 16-19-EXP

Scope: Construction of the Combined Heat and Power and Midwest District Heating & Cooling plant (“CHP”), contingent upon receipt of Ohio Power Siting Board approval. The construction site and the CHP plant will be leased to OSEP as Utility System Land and Utility Facilities, respectively, pursuant to the Agreement. The CHP will be built on the northeast corner of John H. Herrick Dr. and Vernon L. Tharp St. and will provide power, heating, and cooling to campus on both sides of the Olentangy River as well as to the planned West Campus Ambulatory Facility, Interdisciplinary Research Facility, and the Energy Innovation Center.

Construction Cost Request: \$ 266.7 M

Project Cost Breakdown	Cost
FY 2018 – Feasibility study	\$ 0.41 M
FY 2019 – Preliminary Design	\$ 0.74 M
FY 2020 – Permits & long-lead equip	\$ 10.00 M
FY 2020 – Construction	\$ 70.85 M
FY 2021 – Construction	\$ 125.82 M
FY 2022 – Construction	\$ 69.91 M
Total Project	\$ 277.73 M

Health Sciences Center – Utility Infrastructure 20-19-EXP

Scope: Construction of utility infrastructure necessary to provide electricity, heating, and cooling to the university’s new Health Sciences Center (Project- OSU -180354). The project will also include structural repairs to the associated 11th Avenue tunnel, subject to a University Directive pursuant to the Agreement. OSEP will perform OSU’s scope associated with tunnel repairs.

Construction Cost Request: \$ 6.25 M

Project Cost Breakdown	Cost
FY 2019 – Design	\$ 0.53 M
FY 2020 – Construction (OSEP Scope)	\$ 0.78 M
FY 2020 – Construction (OSU Scope)	\$ 0.47 M
FY 2021 – Construction (OSEP Scope)	\$ 5.00 M
Total Project	\$ 6.78 M

West Campus Ambulatory Facility – Utilities Infrastructure 27-19-EXP

Scope: Extend electricity service to West Campus Ambulatory Facility, installation a new circuit from Buckeye Substation; a feeder from West Campus Substation; two double-ended substations for the Proton Therapy Building and Ambulatory Phase I; and a 750-kVA transformer for the parking garage. Service will come from Buckeye substation to enable the building to benefit from the proposed Combined Heat and Power facility.

Construction Cost Request: \$2.1 M

Project Cost Breakdown	Cost
FY 2019 – Design	\$ 0.02 M
FY 2020 – Construction	\$ 1.10 M
FY 2021– Construction	\$ 1.00 M
Total Project	\$ 2.12 M

Cannon Drive Phase II – Utility Infrastructure 28-19-EXP

Scope: Relocation of existing steam trenches, vaults, medium voltage ductbanks and electrical lines, and natural gas pipe located under Cannon Drive. Steel natural gas lines will be replaced with polyethylene lines. Utility infrastructure will also be extended to the new storm water pump station.

Construction Cost Request: \$ 12.62 M

Project Cost Breakdown	Cost
FY 2019 – Design	\$ 0.01 M
FY 2020 – Design (approved FY2019)	\$ 1.63 M
FY 2021 – Construction	\$ 0.51 M
FY 2021 – Construction	\$ 6.44 M
FY 2022 – Construction	\$ 5.66 M
Total Project	\$ 14.26 M

South Residence Halls Air Conditioning 57-19-EXP

Scope: Construction of utility infrastructure for air conditioning in Baker, Mack, Canfield, Bradley, and Paterson Halls via available capacity in the south high-rise geothermal plant.

Construction Cost Request: \$ 12.3 M

Project Cost Breakdown	Cost
FY 2019 – Study	\$ 0.06 M
FY 2020 – Design	\$ 1.36 M
FY 2020 – Construction	\$ 4.88 M
FY 2021 – Construction	\$ 7.37 M
Total Project	\$ 13.68 M

Interdisciplinary Research Facility 21-20-EXP

Scope: Extend electric service to the new Interdisciplinary Research Facility, including the necessary building switch, transformers, duct bank, and cabling for two electric feeders from Buckeye substation and a third feeder from the West Campus substation.

Construction Cost Request: \$ 1.0 M

Project Cost Breakdown	Cost
FY 2020 – Construction	\$ 0.55 M
FY 2021 – Construction	\$ 0.46 M
Total Project	\$ 1.01 M

Energy Innovation Center – Utility Infrastructure 29-20-EXP

Scope: Extension of new electricity duct bunk, cables, medium voltage switch, and transformers to the new Energy Innovation Center. Service to this building will utilize the new feeds to be installed for both the West Campus Ambulatory Facility and Interdisciplinary Research Facility.

Construction Cost Request: \$ 416,000

Project Cost Breakdown	Cost
FY 2020 – Construction	\$ 0.21 M
FY 2021 – Construction	\$ 0.21 M
Total Project	\$ 0.42 M

New Hospital Tower – Utility Infrastructure 49-20-EXP

Scope: Design of the utility infrastructure necessary to support the new Hospital Tower, including high pressure steam, condensate, natural gas, chilled water, and electricity. The project will also design the extension of redundant chilled water infrastructure from the north and from the south to provide resiliency to the hospital's chilled water system. This project also includes the relocation of existing Harding Hospital primary electric service out of the existing North Cannon Garage to allow for garage demolition.

Design Only Cost Request: \$ 2.1 M

Project Cost Breakdown	Cost
FY 2020 – Design	\$ 1.03 M
FY 2021 – Design	\$ 1.07 M
Total Project	\$ 2.10 M

Athletics District Gas & Power Infrastructure 73-20-EXP

Scope: Extend electricity and natural gas infrastructure to serve the Athletics District. This request is for Construction Approval for the utility systems needed at the Ty Tucker Tennis Center, and for Design and Construction Approval for the utility systems needed for the proposed Lacrosse Stadium.

Construction Cost Request: \$ 2.6 M

Project Cost Breakdown	Cost
FY 2020 – Ty Tucker Design	\$ 0.05 M
FY 2020 – Design & Construction	\$ 0.78 M
FY 2021– Construction	\$ 1.78 M
Total Project	\$ 2.61 M

Library Book Depository Expansion – Utility Infrastructure 82-20-EXP

Scope: Relocation of existing high voltage electrical service and associated duct bank to accommodate the proposed expansion of the Library Book Depository.

Construction Cost Request: \$203,000

Project Cost Breakdown	Cost
FY 2020 – Construction	\$ 0.20 M

Energy Conservation Measures Projects

Campus Lighting - Buildings Phase III 54-20-ECM (excluding Student Life buildings)

Scope: Install high-efficiency LED interior lights in 118 buildings on campus, including approximately 21,000 incompatible and non-working lamp drivers/ballasts. This project is expected to save the university an estimated \$28 million over the life of the lamps. \$4 million was approved in May 2019 to begin work on the Student Life buildings.

Construction Cost Request: \$12.58 M

Project Cost Breakdown	Cost
FY 2020 – Const. (SL Buildings)	\$ 4.00 M
FY 2020 – Construction	\$ 5.93 M
FY 2021 – Construction	\$ 6.74 M
Total Project	\$ 16.67 M

Building Energy Systems Optimization – Phase II 58-20-ECM

Scope: Strategic facilities improvements to reduce the energy consumption by more than an average of 22% in more than 30 buildings on campus, including several academic/classroom buildings, nine Wexner Medical Center buildings, the North Recreation Center, and Veterinary Medicine Academic building and the Ohio Union.

Construction Cost Request: \$ 23.0 M

Project Cost Breakdown	Cost
FY 2020 – Construction	\$ 6.91 M
FY 2021 – Construction	\$12.68 M
FY 2022 – Construction	\$ 3.46 M
Total Project	\$ 23.05 M

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

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS

Lacrosse Stadium
Library Book Depository Phase 3
West Campus Infrastructure

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

Coffey Road Park Recreation Fields
Dodd – Parking Garage
Interdisciplinary Health Sciences Center
Martha Morehouse Facility Improvements
Newton Hall – Renovation and Addition

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:

	Prof. Serv. Approval Requested	Total Project Cost	
Lacrosse Stadium	\$2.3M	\$20.0M	Fundraising
Library Book Depository Phase 3	\$1.3M	\$15.1M	University Funds University Debt
West Campus Infrastructure	\$1.9M	\$17.5M	Auxiliary Funds University Funds Partner 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:

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Project Cost	
Coffey Road Park Recreation Fields	\$1.2M	\$9.0M	\$10.2M	Auxiliary Funds
Dodd – Parking Garage	\$2.6M	\$30.7M	\$33.3M	Auxiliary Funds Partner Funds
Interdisciplinary Health Sciences Center	\$5.5M	\$131.0M	\$155.9M	Fundraising University Funds Auxiliary Funds State Funds
Martha Morehouse Facility Improvements	\$3.4M	\$1.7M	TBD	Auxiliary Funds

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Project Cost	
Newton Hall – Renovation and Addition	\$1.4M	\$21.8M	\$24.5M	University Debt Fundraising University Funds State Funds

WHEREAS the proposed funding plan for the Interdisciplinary Health Sciences Center includes multiple sources and funding from those sources will be received over time; and

WHEREAS the University Debt Policy requires that all project funding be identified, validated and solidified in a fully executed Project Funding Agreement prior to seeking Board of Trustees approval for construction; and

WHEREAS in order to advance a strategically important project, university leadership has approved an exception to the University Debt Policy for the Interdisciplinary Health Sciences Center based on a review of the timing of funding availability and available expense control options; and

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby acknowledges the exception to the University Debt Policy in support of the Interdisciplinary Health Sciences Center project; and

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

Lacrosse Stadium

OSU-190889 (CNI# 19000133)

Project Location: Athletics District, Irving Schottenstein Drive

- **approval requested and amount**
professional services \$2.3M

- **project budget**
professional services \$2.3M
construction w/contingency \$17.7M

total project budget \$20.0M

- **project funding**
 - university debt
 - fundraising
 - university funds
 - auxiliary funds
 - state funds

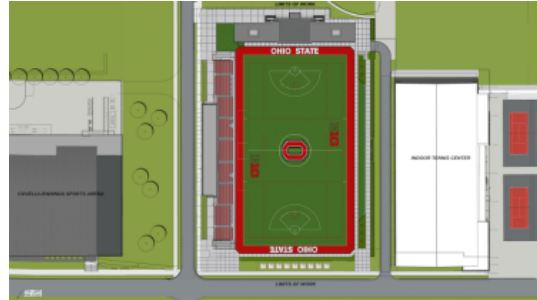
- **project schedule**
BoT professional services approval 8/19
design/bidding 9/19 – 9/20
construction 10/20 – 11/21
facility opening 1/22

- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk

- **planning framework**
 - the project is consistent with Framework 2.0 and the Athletics District Framework Plan
 - this project is included in the FY 2020 Capital Investment Plan

- **project scope**
 - the project will construct a new outdoor Lacrosse stadium in the Athletics District, east of the Covelli Center for the Men's and Women's Varsity Lacrosse programs
 - the venue will include the outdoor field, 2500 stadium seats, locker rooms, and concessions

- **approval requested**
 - approval is requested to enter into professional services contracts



- **project team**
University project manager: Gary Collier
AE/design architect: TBD
CM at Risk: TBD

Project Data Sheet for Board of Trustees Approval

Library Book Depository Phase 3

OSU-200068 (CNI# 12000467)

Project Location: Library Book Depository

- **approval requested and amount**
professional services \$1.3M

- **project budget**
professional services \$1.3M
construction w/contingency \$13.8M

total project budget \$15.1M

- **project funding**
 - university debt
 - fundraising
 - university funds
 - auxiliary funds
 - state funds

- **project schedule**
BoT professional services approval 8/19
design 9/19 – 8/20
construction 9/20 – 6/21
facility opening 8/21

- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk

- **planning framework**
 - the project supports the Framework 2.0 goals of Promoting Student Success and Supporting the Academic, Research and Outreach Mission
 - this project is included in the FY 2020 Capital Investment Plan

- **project scope**
 - the project will construct a 25,100 square foot addition to the existing building
 - the opportunity for building expansion was considered during the siting and construction of the original building
 - the current facility houses approximately 3 million print volumes along with the university historical documents in the University Archives
 - the planned expansion will house an additional approximately 4.4 million print volumes to support current needs plus opportunity for expected strategic growth

- **approval requested**
 - approval is requested to enter into professional services contracts



-
- **project team**
University project manager: Brandon Shoop
Criteria AE: TBD
Design Builder: TBD

Project Data Sheet for Board of Trustees Approval

West Campus Infrastructure Phase 1

OSU-200101 (CNI# 19000129)

Project Location: West Campus

○ approval requested and amount	
professional services	\$1.9M
○ project budget	
professional services	\$1.9M
construction	\$15.6M
total	\$17.5M

- **project funding**
 - university debt
 - development funds
 - university funds
 - auxiliary funds
 - state funds
 - partner funds (OSEP)

- **project schedule**

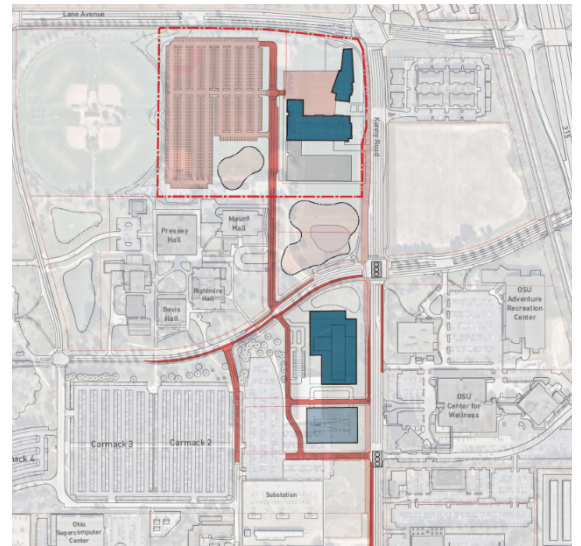
BoT approval – prof serv	8/19
design/bidding	9/19 – 12/20
construction	4/20 – 12/21

- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk

- **planning framework**
 - this project is included in the FY20 Capital Investment Plan

- **project scope**
 - provide infrastructure to support phase 1 building projects on West Campus including the WMC West Campus Ambulatory Facilities, Energy Advancement and Innovation Center, and the Interdisciplinary Research Facility
 - improvements include additional vehicular lanes, modified/new intersection signalization, surface parking lots, and internal access roads
 - utility work includes sanitary sewer, stormwater and water service extension

- **approval requested**
 - approval is requested to enter into professional services contracts



- **project team**

University project manager:	Tom Ekegren
AE/design architect:	TBD

Project Data Sheet for Board of Trustees Approval

Coffey Road Park Recreation Fields

OSU-200155 (CNI# 19000111)

Project Location: Coffey Road Park



- **approval requested and amount**

professional services	\$1.2
construction w/contingency	\$9.0

- **project budget**

construction w/contingency	\$9.0
professional services	\$1.2
total project budget	\$10.2

- **project funding**

- university debt
- fundraising
- university funds
- auxiliary funds
- state funds

- **project schedule**

BoT professional services approval	8/19
design	10/19 – 3/20
construction	4/20 – 4/21
facility opening	5/21

- **project delivery method**

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

- **planning framework**

- the project is consistent with Framework 2.0 and the Student Life Outdoor Recreation Framework Plan to maintain campus recreation along the Olentangy River and in close proximity to students
- the purpose of the project will be the first step in implementing the long-term vision for outdoor recreation
- this project is included in the FY 2020 Capital Investment Plan

- **project scope**

- the project will improve Coffey Road Park to accommodate outdoor recreational activities that are being displaced by West Campus development
- the project will provide site improvements including artificial turf fields, lighting, pedestrian paths, multi-purpose lawn, stormwater management and a support building
- the project will provide flexible, programmed space for multiple sports including flag football, ultimate frisbee, NCAA soccer, intramural soccer and softball

- **approval requested**

- approval is requested to enter into professional services and construction contracts

- **project team**

University project manager: TBD
AE/design architect: TBD
CM at Risk: TBD

Project Data Sheet for Board of Trustees Approval

Dodd - Parking Garage

OSU-200103 (CNI#20000001)

Project Location: Wexner Medical Center

- **approval requested and amount**
professional services/construction \$33.3M

- **project budget**
professional services \$2.6M
construction w/contingency \$30.7M

total project budget \$33.3M

- **project funding**
 - university debt
 - development funds
 - university funds
 - auxiliary funds
 - state funds
 - partner funds

- **project schedule**
BoT approval 8/19
design 10/19 – 4/20
construction 5/20 – 12/21

- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk

- **planning framework**
 - This project is included in the FY20 Capital Investment Plan

- **project scope**
 - construct a six-level parking facility for approx. 1,100 cars on the former Dodd Hall surface lot
 - scope includes site work and utility connections

- **approval requested**
 - approval is requested to enter into professional services and construction contracts



-
- **project team**
University project manager: Al Stazzone
Criteria AE: TBD
Design-Builder: TBD

Project Data Sheet for Board of Trustees Approval

Interdisciplinary Health Sciences Center

OSU-180354 (CNI# 18000021, 18000077)

Project Location: Hamilton Hall

- **approval requested and amount**

professional services (remainder of design)	\$5.5M
construction	\$131.0M

- **project budget**

professional services	\$20.5M
construction w/contingency	\$135.4M
<hr/>	
total project budget	\$155.9M

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

- **project schedule**

BoT professional services approval	11/17
design	8/18 – 12/19
construction	10/19 – 7/23
facility opening	8/23

- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk

- **planning framework**
 - consistent with the strategic plans of the university and Wexner Medical Center to provide transformational research and learning environments
 - this project is included in the FY 2018, FY 2019 and FY 2020 Capital Investment Plans

- **project scope**
 - the project is a multi-phased renovation and addition to serve the Health Sciences
 - 150,000 sf of renovation of Hamilton Hall and construction of a new 100,000 sf building with upgraded and flexible facilities
 - program space includes classrooms, anatomy labs, research labs, informal learning spaces, administrative and building support
 - 11th Avenue roadway extension and site improvements are included in the project

- **approval requested**
 - approval is requested to increase professional services and construction contracts



-
- **project team**

University project manager:	Evan Gardiner
AE/design architect:	Acock Associates
Construction Manager:	Gilbane Building Company

Project Data Sheet for Board of Trustees Approval

Martha Morehouse Facility Improvements

OSU-200053 (CNI#:19000137)

Project Location: Martha Morehouse Medical Plaza - Pavilion

- **approval requested and amount**

professional services	\$3.4M
construction (early bid package)	\$1.7M

- **project budget**

professional services	TBD
construction	TBD
<hr/> total	<hr/> TBD

- **project funding**
 - university debt
 - fundraising
 - university funds
 - auxiliary funds
 - state funds

- **project schedule**

BoT approval	8/19
design	9/19 – 5/20
construction	7/20 – 7/24
facility opening	8/24

- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk

- **planning framework**
 - this project is included in the FY20 Capital Investment Plan
 - project scope is based on a study that was completed in January 2019
 - site and entrance improvements are currently being studied
 - total project cost will be validated after completion of the site/entrance study

- **project scope**
 - the project will construct a 7,000-sf addition to the north and west, expanding registration, laboratory spaces, and waiting areas
 - the project will renovate 105,000 sf of existing space including Pulmonary Rehabilitation, urgent care, OPAC, Comprehensive Weight Management, food service, and patient drop-off/pick-up canopy, an additional elevation is included in the scope
 - an early bid package includes priority construction work to address patient accessibility

- **approval requested**
 - approval is requested to enter into professional services and construction contracts



-
- **project team**

University project manager:	Kevin Koesters
AE:	TBD
CM at Risk:	TBD

Project Data Sheet for Board of Trustees Approval

Newton Hall – Renovation and Addition

OSU-180429 (CNI#: 16000002, 16000003)

Project Location: Newton Hall

- **approval requested and amount**

professional services	\$1.4M
construction	\$21.8M

- **project budget**

professional services	\$2.7M
construction w/contingency	\$21.8M
total	\$24.5M

- **project funding**

- university debt
- fundraising
- university funds
- auxiliary funds
- state funds

- **project schedule**

BoT approval – prof services	2/18
BoT approval – construction	8/19
design	5/18 – 12/18
construction	4/20 – 8/21
facility opening	9/21

- **project delivery method**

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

- **planning framework**

- this project is included in the FY18 and the FY19 Capital Investment Plans
- the project will accommodate student and faculty growth and enable the relocation of College of Nursing groups back to Newton from off-campus leased space

- **project scope**

- construct an addition of approximately 35,000 sf to the south that will include flexible classrooms, informal learning spaces and offices
- renovate existing space including new façade, relocation of existing entryway and plaza, and an updated corridor and wellness space

- **approval requested**

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



- **project team**

University project manager:	Josh Kranyik
AE:	Meacham & Apel Architects
CM at Risk:	Ruscilli Construction

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY AND
THE HEATH-NEWARK-LICKING COUNTY PORT AUTHORITY**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Heath-Newark-Licking County Port Authority, to document the value and permit the release of funds appropriated in the State Capital Bill for the redevelopment of the Port Authority-owned facilities of the Air Force Primary Standards Laboratory (AFPSL) and its Mass Lab Facility, located at 801 Irving Wick Dr W, Heath, OH 43056, is proposed.

WHEREAS The Ohio State University was allocated \$250,000 in the 2019 State Capital Bill that is specifically designated for use by the Heath-Newark-Licking County Port Authority; and

WHEREAS The Heath-Newark-Licking County Port Authority will utilize the funds for the renovation of the Mass Lab Facility, located in Heath, OH; and

WHEREAS The Ohio State University has an opportunity to expand its partnerships and activities with the Heath-Newark-Licking County Port Authority, and would benefit from having the renovated Mass Lab facilities included in these activities to support a variety of student programs, including an annual exhibition and briefing; and

WHEREAS the Heath-Newark-Licking County Port Authority commits to including the renovated Mass Lab as part of an annual student exhibition; and

WHEREAS the terms and conditions for this university use shall be more favorable than the terms and conditions of use by any other entity to a degree that reasonably reflects the magnitude of the university's investment in the AFPSL for the term of the agreement; and

WHEREAS except for the funds used to cover the university's reasonable administrative costs related to the project, the funds provided under this JUA shall be used by the Heath-Newark-Licking County Port Authority only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of the Heath-Newark-Licking County Port Authority space will promote the university's mission to educate students through a comprehensive array of distinguished academic programs and to create, transfer and preserve knowledge in the disciplines of engineering and architecture for the purpose of enhancing economic competitiveness regionally, nationally and globally; and

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance and/or 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.

APPROVAL FOR GROUND LEASE OF UNIMPROVED REAL PROPERTY

**SOUTH ORCHARD DRIVE
APPLE CREEK, WAYNE COUNTY, OH**

Synopsis: Authorization is requested to ground lease approximately 2-4 acres of unimproved real property located on South Orchard Drive, Apple Creek, Wayne County, Ohio.

WHEREAS pursuant to Ohio Revised Code, the Ohio Department of Administrative Services may lease land belonging to or under the control or jurisdiction of a state university, not required nor to be required for use of the university, to a developer; and

WHEREAS under Resolution Number 2019-10 the Board of Trustees approved a ground lease of 2-3 acres on Applesauce Lane, Apple Creek, Ohio for a 14,000-15,500 square foot commercial facility to Certified Angus Beef® and since the Board of Trustees' approval, the project scope experienced minor changes that require additional Board of Trustees approval; and

WHEREAS the site location has shifted from Applesauce Lane to South Orchard Drive, Apple Creek, Ohio, the site size has enlarged from 2-3 acres to 2-4 acres, and the facility will now be comprised of two buildings of 7,000-8,000 square feet each as opposed to a single 14,000-15,500 square foot facility; and

WHEREAS it has been recommended by the Office of Planning, Architecture and Real Estate, in coordination with the College of Food, Agricultural, and Environmental Sciences, that the university enter into a lease:

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 any action required to effect the lease of the property and to negotiate terms and conditions deemed to be in the best interest of the university and in accordance with Ohio law.

**APPROVAL FOR GROUND LEASE OF UNIMPROVED REAL PROPERTY
SOUTH ORCHARD DRIVE
APPLE CREEK, WAYNE COUNTY, OHIO**

Background

In August 2018, The Ohio State University's Board of Trustees (BoT) approved an Ohio Revised Code 123.17 ground lease at the Grace Drake Agricultural Laboratory in Apple Creek, Ohio by Resolution Number 2019-10. The resolution approved Certified Angus Beef® (CAB) to construct a 14,000-15,500 square foot commercial building situated on approximately 2-3 acres on Applesauce Lane. Since that time, the project scope has experienced minor changes that require BoT approval. This request is to revise Resolution Number 2019-10 changing three key factors: (1) The Certified Angus Beef® Brand Learning Center will be comprised of two commercial buildings instead of one; a 7,000-8,000 square foot multipurpose building for conferences, meetings and events, and a 7,000-8,000 square foot livestock demonstration area for training and educational purposes; (2) the buildings will be constructed off of South Orchard Drive as opposed to Applesauce Lane; and (3) the project site has increased from 2-3 acres to 2-4 acres. A survey will be performed to confirm the acreage for the ground lease area.

Location and Description

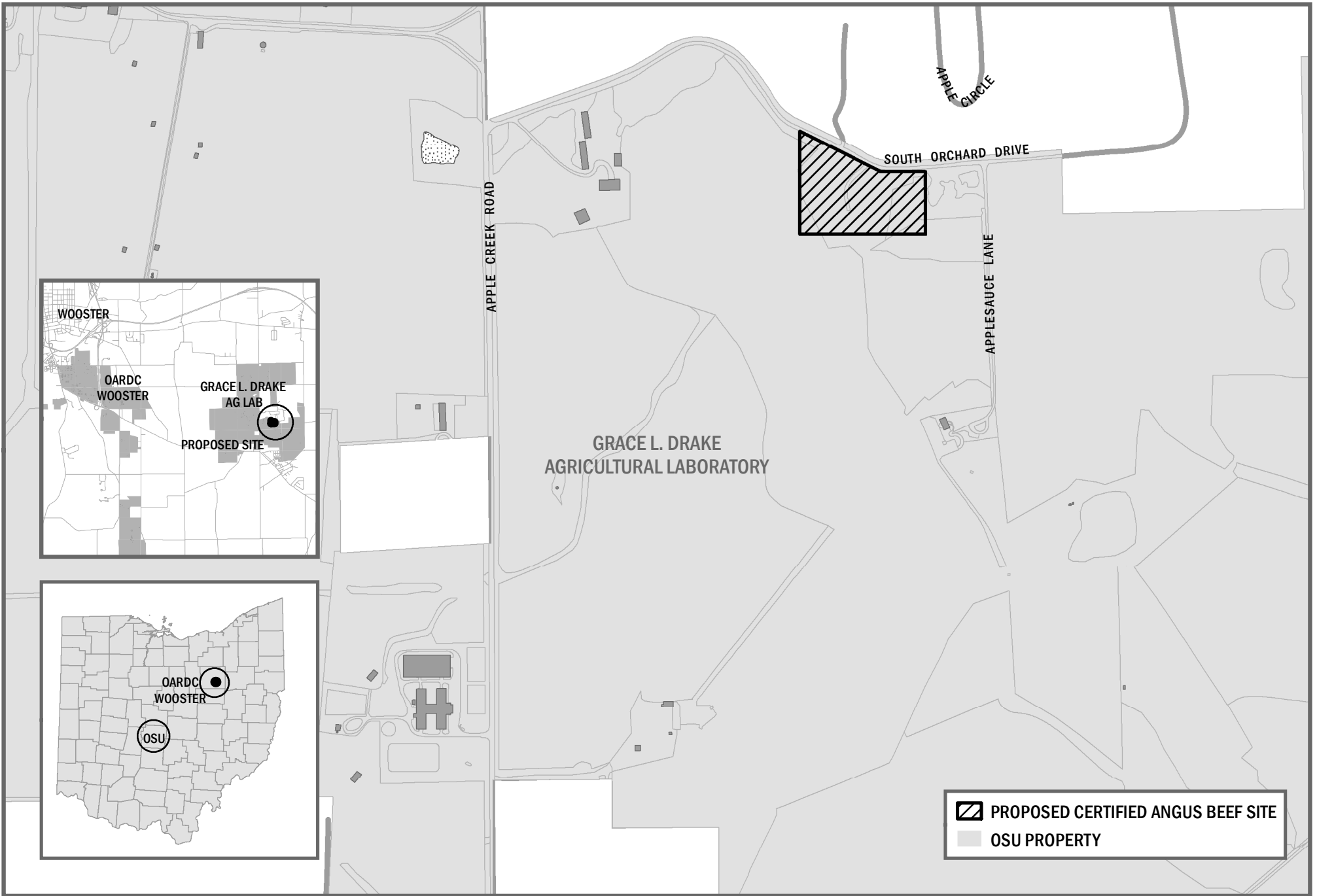
The proposed site is located near the southwest corner of South Orchard Drive and Applesauce Lane. There are no zoning restrictions.

Property History

The land is titled to the State of Ohio. At this time, the College of Food, Agricultural and Environmental Sciences (CFAES) master plan does not contemplate a university use for the proposed site. Contiguous to the CAB site the university is anticipating a livestock feed commodity area at the southwest corner of South Orchard Drive and Applesauce Lane.

Recommendation

Planning, Architecture and Real Estate, together with CFAES, recommend that the Board of Trustees authorize the leasing of approximately 2-4 acres to Certified Angus Beef® for development of two commercial buildings under terms and conditions that are in the best interest of the university.



**CERTIFIED ANGUS BEEF FACILITY
 OARDC WOOSTER
 SOUTH ORCHARD DRIVE
 APPLE CREEK, OHIO**

Prepared By: The Ohio State University
 Office of Planning, Architecture, and Real Estate
 Issue Date: July 25, 2019
 The Ohio State University Board of Trustees

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

15TH AVENUE AND HIGH STREET (BUILDING A)
COLUMBUS, OHIO

Synopsis: Authorization to negotiate and enter into a lease agreement providing for the construction and occupancy of a five-story building to be located between 15th and 16th Avenues along High Street as part of the planned new 15 + High development, is proposed.

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

WHEREAS the university, through its Office of Advancement, will occupy floors three through five with an option to lease the second floor of the building constructed on the site through a 30-year lease with Redstone; and

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby authorizes 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 five-story building located between 15th and 16th Avenues along High Street in Columbus, Ohio, as part of the planned new 15 + 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.

**AUTHORIZATION TO ENTER INTO A LONG-TERM LEASE
AND PURCHASE OPTION
15TH AVENUE AND HIGH STREET – BUILDING A
COLUMBUS, OHIO**

Background

The Ohio State University, on behalf of its Office of Advancement (Advancement), 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 within a newly constructed building to be located between 15th and 16th Avenues along High Street.

Advancement will lease floors three, four and five with an option to lease the second floor as well.

Project Summary

The space is being built as part of the planned, new 15 + High development. This area was identified as a strategic location by Ohio State in its 2010 Framework Master Plan and has been a primary focus of Campus Partners since 2013. The improvements planned near this intersection will increase the quality and vitality of the High Street corridor, significantly improve the public infrastructure, and create a high-quality place that prioritizes pedestrians and enhances High Street's urban fabric. The development will restore the historic front door to the University and create a signature gateway to the University District neighborhoods.

OSU will lease up to approximately 93,000 rentable square feet. Advancement will be relocating from existing offices at 1480 W Lane Avenue and other campus locations. The move will allow Advancement to consolidate many of its units and will better integrate them with other OSU groups which in turn will improve collaboration across University departments.

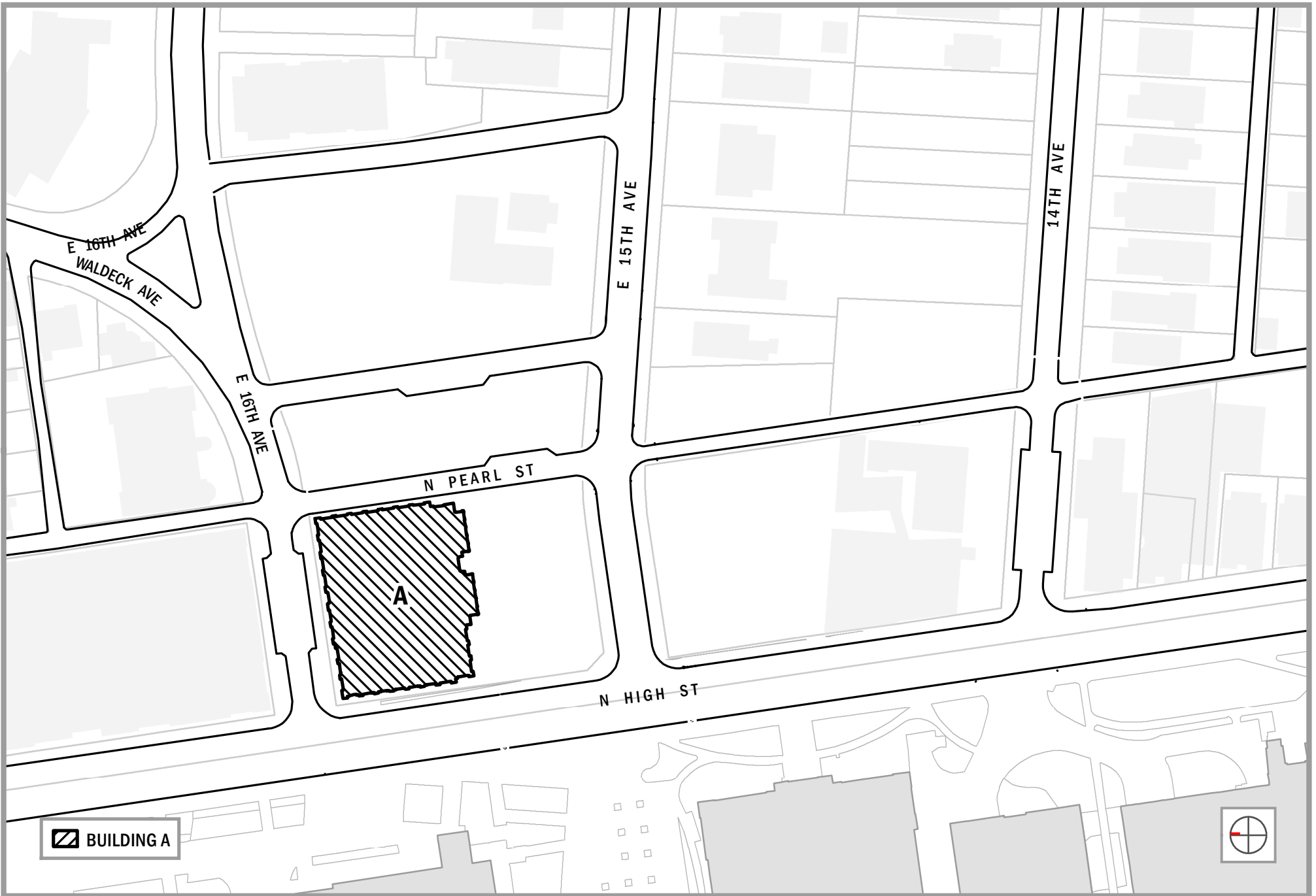
Redstone is obligated to construct the building under the 30-year lease. Construction is estimated to begin in Fall 2019, with completion projected in late 2020.

Location, and Description of Proposed Project

The proposed building will be located between 15th and 16th Avenues along High 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 four-story office space within a building to be located between 15th and 16th Avenues along High Street, upon such terms and conditions that are deemed to be in the best interest of the university.



 BUILDING A



**BUILDING A LEASE
15TH AVENUE & HIGH STREET
COLUMBUS, FRANKLIN COUNTY, OHIO 43201**

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

15TH AVENUE AND HIGH STREET (BUILDING B)
COLUMBUS, OHIO

Synopsis: Authorization to negotiate and enter into a lease agreement providing for the construction and occupancy of a five-story building to be located at the corner of 15th Avenue and High Street as part of the planned new 15 + High development.

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

WHEREAS the university, through its Office of Human Resources, Office of Legal Affairs, Administration & Planning and Business & Finance, will occupy floors two, three, four and five of the building constructed on the site through a 30-year lease with Redstone; and

WHEREAS the university has determined that this site and the proposed building meet the objectives and requirements of the groups planned to occupy the facility, and funds necessary to meet the university's obligations under the agreements will be provided through its Office of Human Resources, Office of Legal Affairs, Office of Administration & Planning and Business & Finance:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby authorizes 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 five-story building located at the corner of 15th Avenue and High Street in Columbus, Ohio as part of the planned, new 15 + 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.

**AUTHORIZATION TO ENTER INTO A LONG-TERM LEASE
AND PURCHASE OPTION
15TH AVENUE AND HIGH STREET – BUILDING B
COLUMBUS, OHIO**

Background

The Ohio State University, 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 within a newly constructed building to be located at the corner of 15th Avenue and High Street.

The university will lease floors two, three, four, and five of the building upon completion of construction.

Project Summary

The space is being built as part of the planned, new 15 + High development. This area was identified as a strategic location by Ohio State in its 2010 Framework Master Plan and has been a primary focus of Campus Partners since 2013. The improvements planned near this intersection will increase the quality and vitality of the High Street corridor, significantly improve the public infrastructure, and create a high-quality place that prioritizes pedestrians and enhances High Street's urban fabric. The development will restore the historic front door to the University and create a signature gateway to the University District neighborhoods.

Several OSU departments will occupy approximately 82,219 rentable square feet in the proposed first phase of the building. Such groups include elements of the Office of Human Resources, Office of Legal Affairs, Office of Administration & Planning, Office of Business & Finance and other groups as needed.

Within the building, the offices will consolidate into a single space, in close proximity to the proposed location for the Office of Advancement, which will better integrate all parties. The groups will relocate from locations across campus such as the Gateway University District, Enarson Classroom Building, Central Services and other campus locations, making those spaces available for other uses.

Redstone is obligated to construct the building under the 30-year lease. Construction is estimated to begin in Fall 2019, with completion projected in late 2020.

Location, and Description of Proposed Project

The proposed five-story building is to be located at the southeast corner of 15th Avenue and High 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 an office building to be located at the southeast corner of 15th Avenue and High Street, upon such terms and conditions that are deemed to be in the best interest of the university.



 Building B



BUILDING B LEASE
15TH AVENUE & HIGH STREET
COLUMBUS, FRANKLIN COUNTY, OHIO 43201

Prepared By: The Ohio State University
Office of Planning, Architecture, and Real Estate
Issue Date: August 15, 2019
The Ohio State University Board of Trustees