

WEXNER MEDICAL CENTER BOARD MEETING

Leslie H. Wexner
Abigail S. Wexner
Cheryl L. Krueger
Hiroyuki Fujita
John W. Zeiger
Janet Porter
Stephen D. Steinour
Robert H. Schottenstein
W.G. Jurgensen
Cindy Hilsheimer
Gary R. Heminger (ex officio, voting)
Michael V. Drake (ex officio, voting)
Harold L. Paz (ex officio, voting)
Bruce A. McPheron (ex officio, voting)
Michael Papadakis (ex officio, voting)

Location: Longaberger Alumni House
Sanders Grand Lounge

Time: 9:00am-1:00pm

Public Session

1. Approval of Nov. 20, 2019, Wexner Medical Center Board Meeting Minutes 9:00-9:05am
2. Chancellor's Report – Dr. Hal Paz 9:05-9:10am
3. Vaping Related Research and Clinical Program – Dr. Amy Fairchild,
Dr. Andy Thomas, Dr. Peter Mohler 9:10-9:20am
4. Wexner Medical Center Financial Report – Mark Larmore 9:20-9:25am
5. James Cancer Hospital Report – Dr. Bill Farrar 9:25-9:30am
6. Recommend for Approval to Enter Into/Increase Professional Services and
Construction Contracts – Jay Kasey 9:30-9:35am
7. Recommend for Approval the Acquisition of Vacant Land – Jay Kasey 9:35-9:40am
8. Recommend for Approval the Acquisition of Real Property – Jay Kasey 9:40-9:45am

Executive Session

9:45am-1:00pm



SUMMARY OF ACTIONS TAKEN

November 20, 2019 - Wexner Medical Center Board Meeting

Voting Members Present:

Leslie H. Wexner
Abigail S. Wexner
Cheryl L. Krueger
Hiroyuki Fujita
John W. Zeiger

Janet Porter
W.G. "Jerry" Jurgensen
Robert H. Schottenstein
Cindy Hilsheimer
Gary R. Heminger (ex officio)

Michael V. Drake (ex officio)
Harold L. Paz (ex officio)
Bruce A. McPheron (ex officio)
Michael Papadakis (ex officio)

Non-Voting, Ex-Officio Members Present:

K. Craig Kent
L. Arick Forrest
David P. McQuaid

Mark E. Larmore
Andrew M. Thomas
Elizabeth O. Seely

William B. Farrar
Thomas Ryan
Amanda N. Lucas

Members Absent:

Mary A. Howard

Stephen D. Steinour

PUBLIC SESSION

The Wexner Medical Center Board convened for its 32nd meeting on Wednesday, November 20, 2019, in the Longaberger Alumni House, Sanders Grand Lounge. Board Secretary Jessica A. Eveland called the meeting to order at 9:10 a.m.

Item for Action

1. Approval of Minutes: No changes were requested to the August 28, 2019, meeting minutes; therefore, a formal vote was not required and the minutes were considered approved.

Items for Discussion

2. Chancellor's Report: Dr. Harold Paz shared that Ohio State was the only university in the nation to have four of its health sciences colleges recognized with INSIGHT Into Diversity magazine's 2019 Health Professional Higher Education Excellence in Diversity Award. INSIGHT is the oldest and largest diversity-focused publication in higher education. Dr. Paz also announced a \$15 million commitment from Joe and Linda Chlapaty to advance heart research at Ohio State. As part of this gift, the Chlapaty family will support a critical capital project — the Interdisciplinary Research Facility on West Campus.
3. Leading the Way: Efforts to Improve Infant Mortality Rates in Ohio: Dr. Mark Landon, chair of the Obstetrics and Gynecology Department, and Dr. Cynthia Shellhaas, an OB/GYN professor and specialist in maternal fetal medicine, gave a report on the medical center's extensive efforts to address the issue of infant mortality facing our local communities. Ohio has one of the highest infant mortality rates in the country. Even more troubling, there is a two- to three-fold increase in the rate of infant mortality among babies of African American women. These disparities can largely be explained by social determinants of health. The medical center has implemented a number of innovative programs in the community and with community partners to reduce these rates. One of these is the well-known Moms2B program, which provides social support and nutrition/parenting education for expectant mothers. The Governor and First Lady DeWine are great supporters of Moms2B and have expressed a strong interest in expanding the program to other locations throughout the state.
4. Wexner Medical Center Operations Report: David McQuaid gave a brief report on operational items, including the status of the new patient parking garage on Cannon Drive and zoning approval for the Dublin ambulatory care location. He also gave some highlights from Healthy Community Day at the Jameson Crane Sports Medicine Institute.
5. Wexner Medical Center Financial Report: Mark Larmore shared that, overall, the financial health of the medical center is very strong. The operating margin is about \$5 million ahead of budget and adjusted admissions are 11% ahead of budget.



Items for Discussion (continued)

- 6. James Cancer Hospital Report: Dr. William Farrar shared updates regarding the great work going on at The James. First, he highlighted this year’s fundraising results from the annual Pelotonia event, where there were more than 7,400 participants and 3,000 volunteers. Pelotonia raised more than \$23 million, raising the total support for cancer research at Ohio State over its 11-year history to \$207 million. Dr. Farrar also provided an update on the cancer center core grant renewal due in January. The James was awarded the Press Ganey Guardian of Excellence in Patient Experience Award for reaching the 95th percentile for each reporting period for the award year in inpatient care. The James also received the Pinnacle of Excellence award for maintaining consistently high levels of excellence over multiple years in inpatient care.

Items for Action

- 7. Resolution No. 2020-37, Recommend For Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts

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 project:

	Prof. Serv. Approval Requested	Total Requested	
WMC Loading Dock Expansion and Renovation	\$0.5M	\$0.5M	Auxiliary funds

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
Lincoln Tower Office Renovations (increase)	\$0.2M	\$1.8M	\$2.0M	Auxiliary funds
Wexner Medical Center Inpatient Hospital	\$21.4M	\$7.8M	\$29.2M	Auxiliary funds
WMC West Campus Ambulatory Facilities	\$2.5M	\$17.7M	\$20.2M	Auxiliary funds

NOW THEREFORE

BE IT RESOLVED, That the Wexner Medical Center Board hereby approves and proposes that the professional services and construction contracts for the projects listed above be recommended to the University Board of Trustees for approval.

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

(See Attachment X for background information, page XX)

Action: Upon the motion of Mr. Schottenstein, seconded by Dr. Fujita, the board adopted the foregoing motion by majority voice vote with the following members present and voting: Mr. Wexner, Mr. Heminger, Ms. Krueger, Dr. Fujita, Mr. Zeiger, Dr. Porter, Mr. Schottenstein, Mr. Jurgensen, Ms. Hilsheimer, Dr. Drake, Dr. Paz, Dr. McPheron and Mr. Papadakis. Mrs. Wexner abstained.



Items for Action (continued)

8. Resolution No: 2020-38, Recommend for Approval the Acquisition of Real Property

Synopsis: Authorization to purchase real property located at 915 Olentangy River Road, Columbus, Franklin County, Ohio, is proposed.

WHEREAS the mission of the Wexner Medical Center and the James Cancer Hospital is to improve people's lives through the provision of high-quality patient care; and

WHEREAS The Ohio State University ("University") seeks to purchase improved real property located at 915 Olentangy River Road, Columbus, Ohio, identified as Franklin County parcel 010-280575 ("Property"); and

WHEREAS the property is strategically located 1.6 miles from the university's main campus; and

WHEREAS the property includes a five-story 137,529+ square foot building, known as the OSU Eye and Ear Institute, which houses multi-specialty medical groups and an ambulatory outpatient surgery center; and

WHEREAS this property is highly visible, well-located and supports the Wexner Medical Center's ambulatory care strategic plan and its mission to improve health in Ohio and across the world through innovation in research, education and patient care; and

WHEREAS the university currently leases the entire property under a long-term lease, approved by the Board of Trustees in 2009 by Resolution 2009-33 ("Lease"); and

WHEREAS the lease provides the university with an option to purchase the property ("Option"); and

WHEREAS the university exercised the option to purchase the property on December 20, 2018 ("Exercise Date"); and

WHEREAS the obligation of the university to purchase the property after exercising the option is subject to and conditioned upon (a) approval of its Board of Trustees and the State of Ohio Controlling Board, and (b) the university's receipt and acceptance of two appraisals supporting the purchase price for the property prior to December 31, 2019:

NOW THEREFORE

BE IT RESOLVED, That the Wexner Medical Center hereby approves and proposes that the said purchase be recommended to the University Board of Trustees for approval; and

BE IT FURTHER RESOLVED, 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 at a price of \$43,000,000, in the name of the state of Ohio for the use and benefit of The Ohio State University Wexner Medical Center and upon terms and conditions deemed to be in the best interest of the university.

(See Attachment X for background information, page XX)



Items for Action (continued)

9. Resolution No: 2020-39, Amendments to the *Bylaws of The Ohio State University Wexner Medical Center Board*

Synopsis: Approval of the attached amendments to the Bylaws of The Ohio State University Wexner Medical Center Board, is proposed.

WHEREAS pursuant to 3335-1-09 (C) of the Administrative Code, the rules and regulations for the university may be adopted, amended or repealed by a majority vote of the University Board of Trustees at any regular meeting of the board; and

WHEREAS a periodic review of a board's bylaws is a governance best practice; and

WHEREAS the last revisions to the bylaws of The Ohio State University Wexner Medical Center Board took place in May 2019:

NOW THEREFORE

BE IT RESOLVED, That the Wexner Medical Center Board hereby recommends approval by the University Board of Trustees of the attached amendments to the bylaws of The Ohio State University Wexner Medical Center Board.

(See Attachment X for background information, page XX)

Action: Upon the motion of Ms. Krueger, seconded by Dr. Drake, the board adopted the foregoing motions by unanimous voice vote with the following members present and voting: Mr. Wexner, Mr. Heminger, Mrs. Wexner, Ms. Krueger, Dr. Fujita, Mr. Zeiger, Dr. Porter, Mr. Schottenstein, Mr. Jurgensen, Ms. Hilsheimer, Dr. Drake, Dr. Paz, Dr. McPheron and Mr. Papadakis.

EXECUTIVE SESSION

It was moved by Mrs. Wexner, and seconded by Dr. Porter, that the board recess into executive session to consider business-sensitive trade secrets required to be kept confidential by federal and state statutes, to discuss quality matters and personal matters involving the appointment and employment of public officials, which are required to be kept confidential under Ohio law, and to consult with legal counsel regarding pending or imminent litigation.

A roll call vote was taken and the board unanimously voted to go into executive session, with the following members present and voting: Mr. Wexner, Mr. Heminger, Mrs. Wexner, Ms. Krueger, Dr. Fujita, Mr. Zeiger, Dr. Porter, Mr. Schottenstein, Mr. Jurgensen, Ms. Hilsheimer, Dr. Drake, Dr. Paz, Dr. McPheron and Mr. Papadakis.

The board entered executive session at 10:10 a.m. and the board meeting adjourned at 1:34 p.m.



**THE OHIO STATE
UNIVERSITY**

WEXNER MEDICAL CENTER

Vaping Related Research and Clinical Program

2.

E-Cigarette/Vaping Public Health Challenge



CDC/FDA estimate 3.6 million youth have vaped nicotine in the past month:

- 1 of 5 high school students
- 1 of 20 middle school students
- Youth combustible smoking has decreased sharply over the same period

Uncertainty :

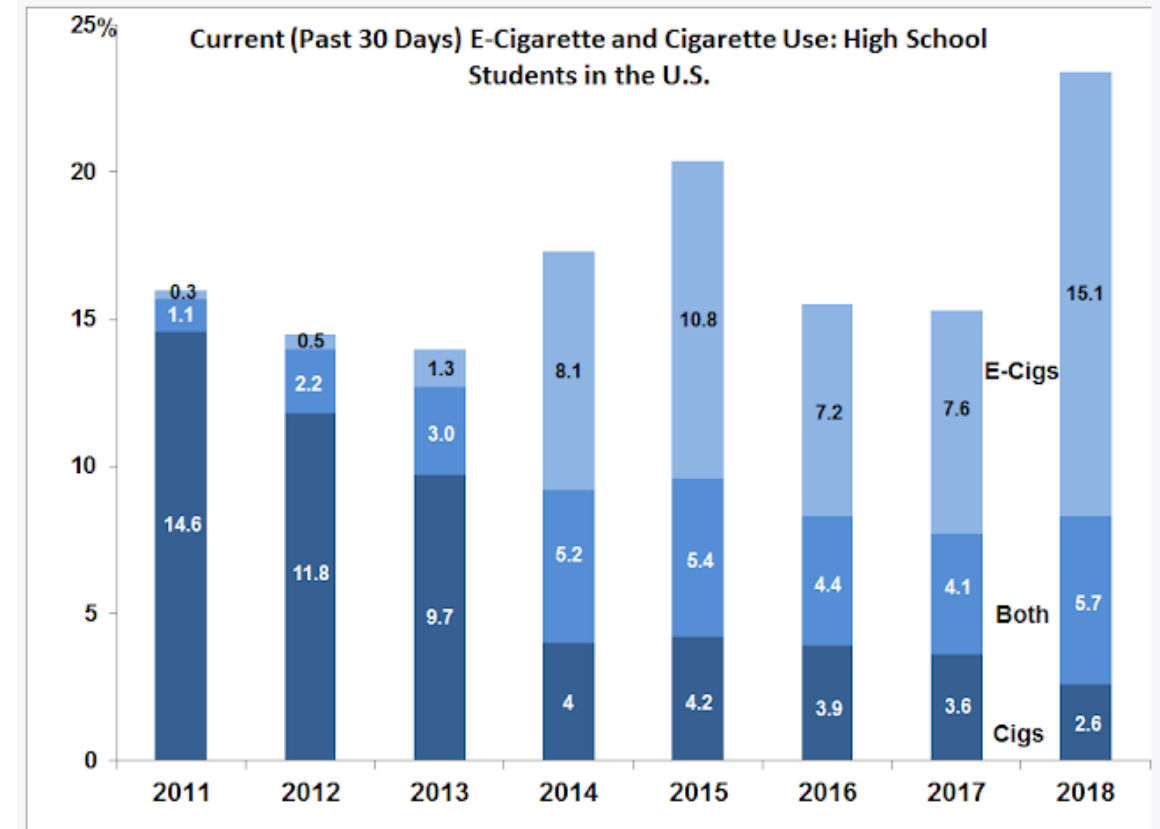
- May negatively impact brain development
- May increase risk for future addiction

Certainty :

- Combustible products are deadly
- Vaping nicotine is not safe but safer than smoking



May benefit tobacco cessation in non-pregnant adults if used as complete substitute for cigarettes or other tobacco products



3.

Vaping -Focused Research



OSU-CCC Center for the Advancement of Tobacco Science longitudinal study of tobacco use: \$18.7 million NCI grant



10 individual researchers with different projects related to characteristics of vaping users, flavor preferences, lung and cardiac impact, etc.



New \$8.1 million grant submitted to study comprehensive approach to understanding and ending youth e-cigarette addiction



4.

E-Cigarette/Vaping Associated Lung Injury Outbreak (EVALI)

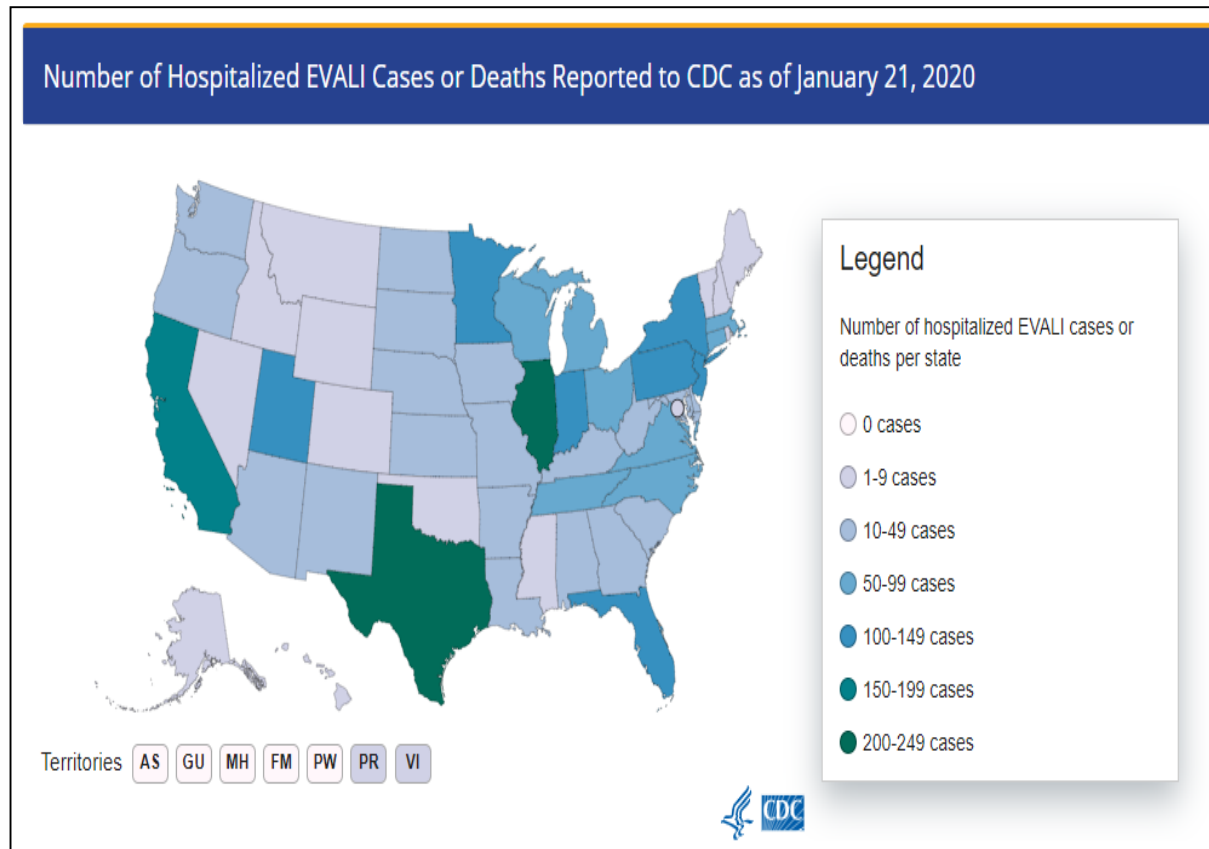


June 2019: Spike begins in EVALI cases for both THC and nicotine

- **2,758 hospitalizations** nationwide with median patient age of 24
- **64 deaths** nationwide with median patient age of 51 (none in Ohio)



December 2019: CDC determines **vitamin E acetate** most likely causing lung injury. Highest concentrations found in “black market” THC vaping products .



5.

Screening and Treatment



- Enhanced access via **614-366 -VAPE hotline** to Centralized Scheduling
- Launched **social media and digital advertising campaign** Jan. 20
- Built **collaboration** among primary care pulmonology providers to perform **lung injury screening**
- Standardized screening and treatment **guidelines** based on CDC recommendations

6.

Vaping Cessation



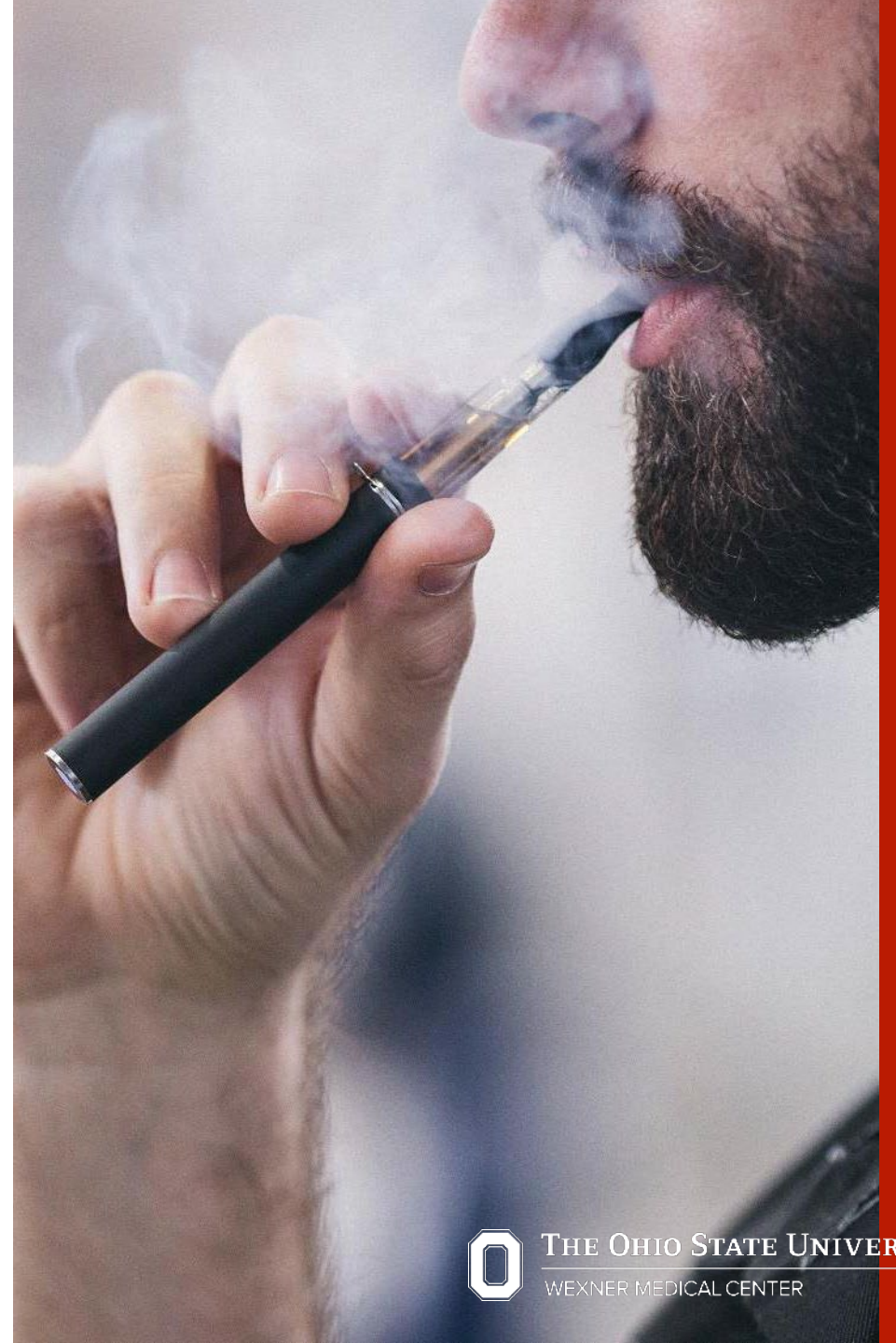
Refer patients with no pulmonary symptoms to **vaping cessation** program. Refer THC -only patients to Talbot Hall addiction program.



Foster collaboration between **Pulmonary Division** and **Department of Pharmacy** at current tobacco cessation program locations



Utilize **FDA -approved medications** and **evidence - based treatments** for nicotine cessation.



7.

Next Steps



Promote Ohio State **thought leadership**



Hold **Ohio State sponsored symposium** on vaping research



Collaborate with local, state and federal officials to advocate for **public policy changes** to improve safety and reduce harm





Wexner Medical Center Financial Report Public Session

February 26, 2020

The Ohio State University Health System

Consolidated Statement of Operations
For the YTD ended: December 31, 2019
(in thousands)

OSUHS						
	Actual	Budget	Act-Bud Variance	Budget % Var	Prior Year	PY % Var
OPERATING STATEMENT						
Total Operating Revenue	\$ 1,670,254	\$ 1,651,302	\$ 18,952	1.1%	\$ 1,588,695	5.1%
Operating Expenses						
Salaries and Benefits	736,437	725,707	(10,730)	-1.5%	693,192	-6.2%
Supplies/Drugs/Services/Overhead	653,532	647,123	(6,409)	-1.0%	605,221	-8.0%
Depreciation/Interest	103,867	103,878	11	0.0%	101,763	-2.1%
Total Expense	1,493,836	1,476,707	(17,129)	-1.2%	1,400,176	-6.7%
Gain (Loss) from Operations (pre MCI)	176,418	174,595	1,823	1.0%	188,519	-6.4%
Medical Center Investments	(86,862)	(86,862)	-	0.0%	(74,991)	-15.8%
Income from Investments	17,145	8,219	8,926	108.6%	7,447	130.2%
Other Gains (Losses)	9,163	9,350	(187)	---	(201)	---
Excess of Revenue over Expense	\$ 115,864	\$ 105,302	\$ 10,562	10.0%	\$ 120,774	-4.1%

The OSU Wexner Medical Center

Combined Statement of Operations

For the YTD ended: December 31, 2019

(in thousands)

	Actual	Budget	Act-Bud Variance	Budget % Var	Prior Year	PY % Var
OPERATING STATEMENT						
Total Revenue	\$ 2,183,158	\$ 2,147,891	\$ 35,267	1.6%	\$ 2,028,868	7.6%
Operating Expenses						
Salaries and Benefits	1,140,679	1,126,553	(14,126)	-1.3%	1,049,197	-8.7%
Supplies/Drugs/Services/Overhead	778,399	777,769	(630)	-0.1%	717,002	-8.6%
Depreciation/Interest	122,130	118,840	(3,290)	-2.8%	116,387	-4.9%
Medical Center Investments	4,749	11,204	6,455	57.6%	10,532	54.9%
Total Expense	2,045,957	2,034,366	(11,591)	-0.6%	1,893,118	-8.1%
Excess of Revenue over Expense	\$ 137,201	\$ 113,525	\$ 23,676	20.9%	\$ 135,750	1.1%
Financial Metrics						
Integrated Margin Percentage	6.3%	5.3%	1.0%	18.9%	6.7%	-6.1%
Adjusted Admissions	70,082	64,644	5,437	8.4%	62,965	11.3%
Operating Revenue per AA	\$ 23,833	\$ 25,545	\$ (1,712)	-6.7%	\$ 25,231	-5.5%
Total Expense per AA	\$ 21,316	\$ 22,844	\$ 1,528	6.7%	\$ 22,237	4.1%
This statement does not conform to Generally Accepted Accounting Principles. Different accounting methods are used in each of these entities and no eliminating entries are included.						

The OSU Wexner Medical Center

*Combined Balance Sheet
As of: December 31, 2019
(in thousands)*

	December 2019	June 2019	Change
Cash	\$ 1,298,755	\$ 1,213,913	\$ 84,842
Net Patient Receivables	466,112	458,277	7,835
Other Current Assets	521,097	483,078	38,019
Assets Limited as to Use	421,377	420,097	1,280
Property, Plant & Equipment - Net	1,639,961	1,582,773	57,188
Other Assets	482,249	464,033	18,216
Total Assets	\$ 4,829,551	\$ 4,622,171	\$ 207,380
Current Liabilities	\$ 476,939	\$ 399,709	\$ 77,230
Other Liabilities	119,840	113,432	6,408
Long-Term Debt	696,868	728,277	(31,409)
Net Assets - Unrestricted	2,850,834	2,723,090	127,744
Net Assets - Restricted	685,070	657,664	27,406
Liabilities and Net Assets	\$ 4,829,551	\$ 4,622,171	\$ 207,380

This Balance sheet is not intended to conform to Generally Accepted Accounting Principles. Different accounting methods are used in each of these entities and no eliminating entries are included.

Thank You

Wexnermedical.osu.edu

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

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

Interdisciplinary Research Facility
Rhodes/Doan – 4th Floor OR Power Distribution
WMC Outpatient Care Dublin
WMC Outpatient Care West Campus
Wexner Medical Center Inpatient Hospital

APPROVAL TO ENTER INTO CONSTRUCTION CONTRACTS

West Campus Infrastructure Phase 1

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

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
Interdisciplinary Research Facility	\$9.1M	\$213.4M	\$222.5M	University Debt Fundraising University Funds Auxiliary Funds
Rhodes/Doan – 4th Floor OR Power Distribution	\$0.7M	\$4.0M	\$4.7M	Auxiliary Funds
WMC Outpatient Care Dublin	\$3.3M	\$145.9M	\$149.2M	Auxiliary Funds
WMC Outpatient Care West Campus	\$2.7M	\$129.6M	\$132.3M	Auxiliary Funds Partner Funds
Wexner Medical Center Inpatient Hospital	\$9.9M	\$8.2M	\$18.1M	Auxiliary Funds

WHEREAS in accordance with the attached materials, the university desires to enter into construction contracts for the following project:

	Construction Approval Requested	Total Requested	
West Campus Infrastructure Phase 1	\$15.6M	\$15.6M	University Funds Auxiliary Funds OSEP Funds

NOW THEREFORE

BE IT RESOLVED, That the Wexner Medical Center Board hereby approves and proposes that the professional services and construction contracts for the projects listed above be recommended to the University Board of Trustees for approval; and

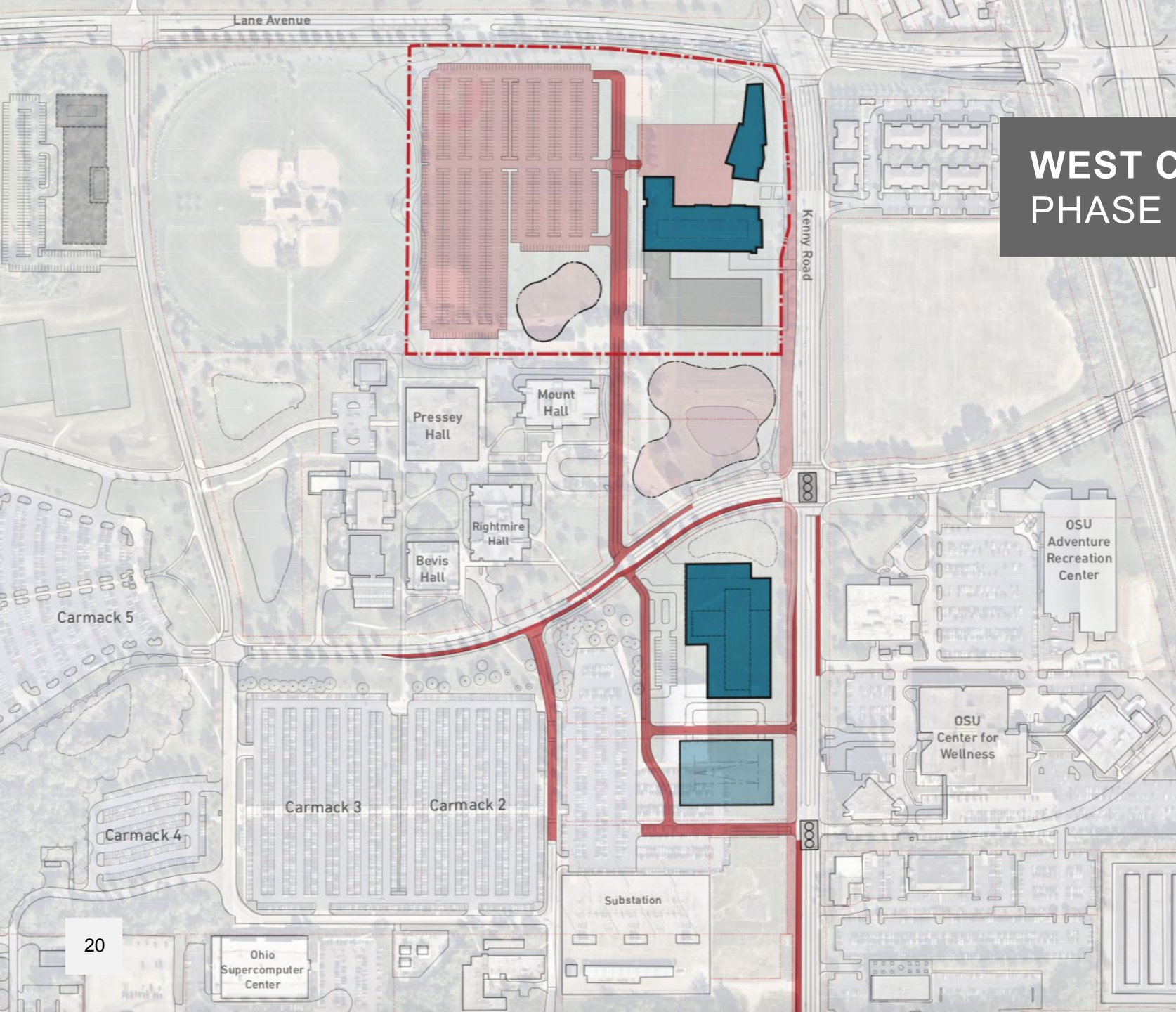
BE IT FURTHER RESOLVED, That the President and/or Senior Vice President for Business and Finance be authorized to enter into/increase professional services and construction contracts for the projects listed above in accordance with established university and State of Ohio procedures, with all actions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

WEXNER MEDICAL CENTER BOARD PROJECTS RECOMMENDED FOR APPROVAL

—
February 26, 2020



THE OHIO STATE UNIVERSITY



WEST CAMPUS INFRASTRUCTURE PHASE 1

INNOVATION DISTRICT AND AMBULATORY IMPROVEMENTS

- Roadway connections
- Turn lanes
- Modified / new intersection signalization
- Surface parking
- Stormwater basins



THE OHIO STATE UNIVERSITY

INTERDISCIPLINARY RESEARCH FACILITY



WEST LANE AVE

ENGIE

IRF

KENNY ROAD

WOODY HAYES DR

CLERMACK ROAD

N

TYPICAL FLOOR



PROJECT SCOPE

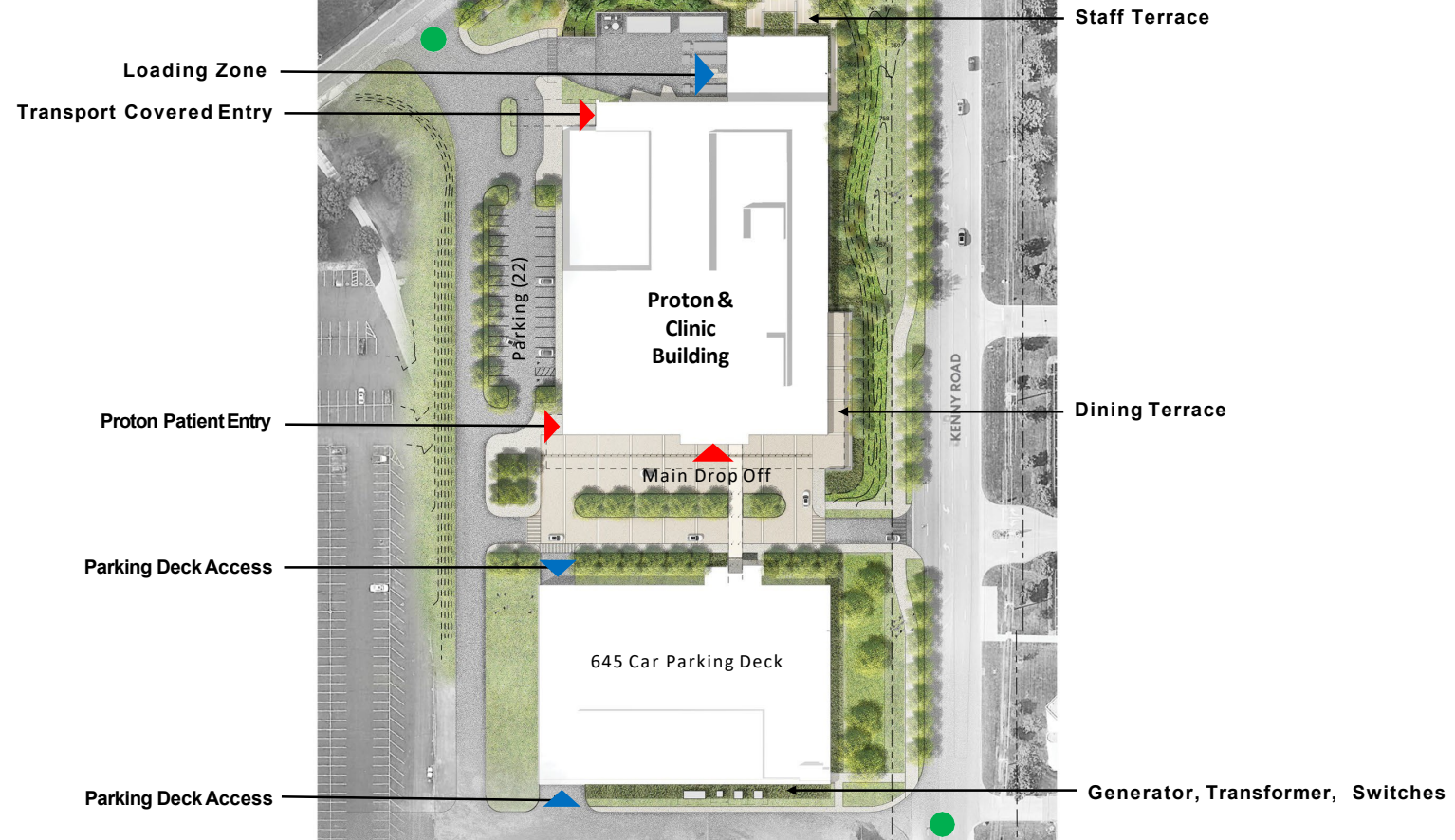


- 306,000 square feet
- 140 wet labs
- 40 computational labs
- Pelotonia Institute for Immuno-Oncology
- Shared plaza for events and collaboration

OUTPATIENT CARE WEST CAMPUS

Proton Therapy & Site Preparation

SITE PLAN



PROGRAM – FIRST FLOOR



- Building Circulation
- Building Service
- Common Public
- Common Staff
- Egress Stairs
- Elevator
- Food Service
- MEP
- Radiation Therapy

PROGRAM – TYPICAL FLOOR



	PUBLIC CIRCULATION
	PUBLIC SUPPORT
	WAITING
	REGISTER
	STAFF COMMON
	ADMIN
	CANCER RESEARCH OFFICE
	BUILDING SUPPORT
	CENTRAL STERILE PROCESSING
	CLINICS1 - GU/URO
	CLINICS2-ORTHO - HEM
	MECH/ELEC/IT
	STAFF CIRCULATION
	VERTICAL CIRCULATION

OUTPATIENT CARE DUBLIN

SITE PLAN



3 3

SERVICE

ASC

MOB

SERVICE

DROP OFF

UNIVERSITY BOULEVARD

UNIVERSITY BOULEVARD

VIEW FROM COURTYARD



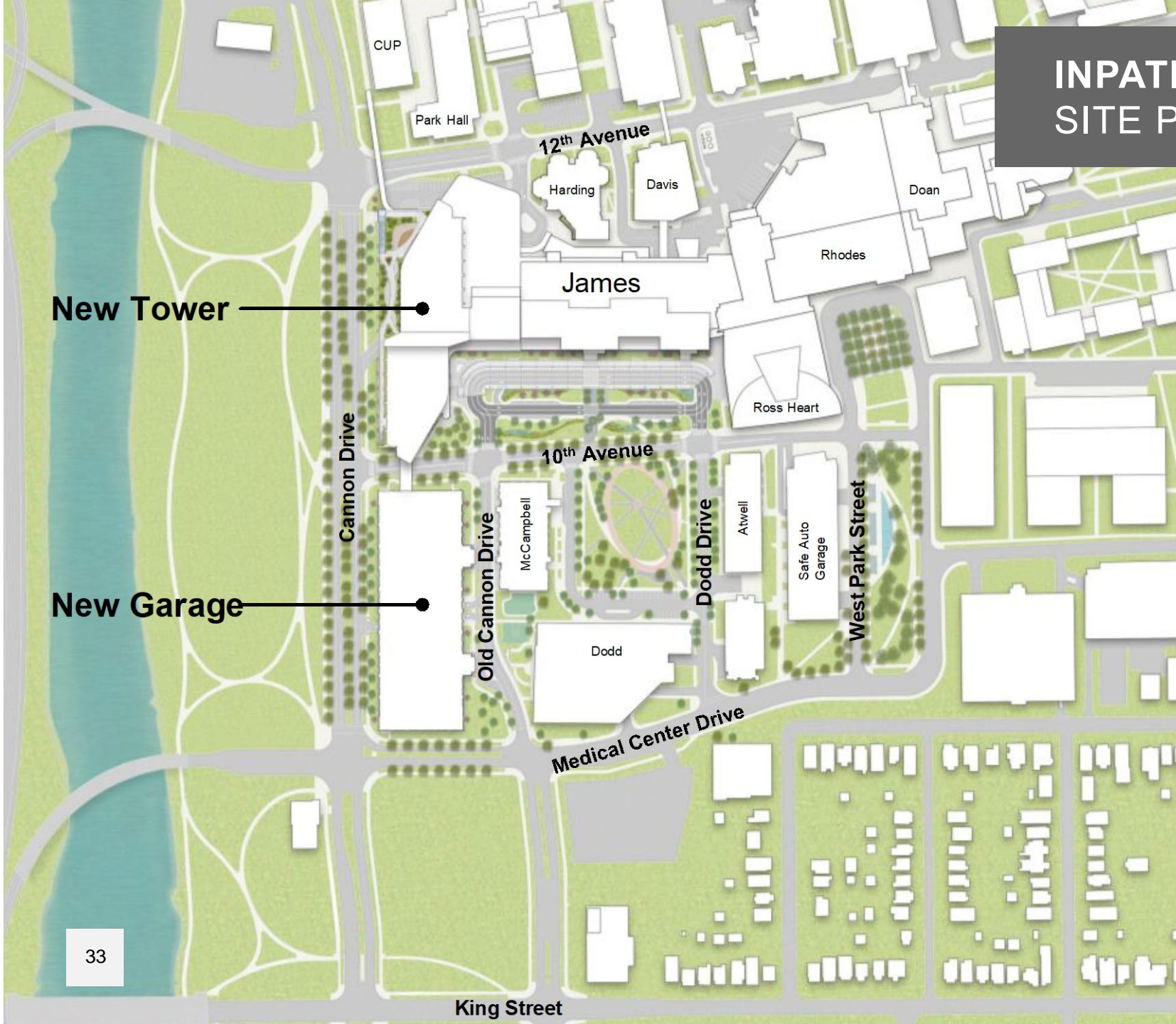
VIEW OF ENTRY



INPATIENT HOSPITAL AND GARAGE SITE PLAN

New Tower

New Garage



Project Data Sheet for Board of Trustees Approval

Interdisciplinary Research Facility

OSU-180355 (CNI# 18000020, 18000076)

Project Location: Kenny Road and Carmack Road

- **approval requested and amount**

increase professional services	\$9.1M
construction	\$213.4M

- **project budget**

professional services	\$24.1M
construction w/contingency	\$213.4M
total project budget	\$237.5M

- **project funding**

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

- **project schedule**

BoT professional services approval	11/17
design/bidding	4/18 – 9/20
BoT construction approval	2/20
construction	7/20 – 3/23
facility opening	6/23

- **project delivery method**

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

- **planning framework**

- the project is included in the FY 2018 and FY 2020 Capital Investment Plans
- consistent with the university and Wexner Medical Center strategic plans

- **project scope**

- the project will construct a five-story laboratory building in the West Campus Innovation district to serve multiple research disciplines, including biomedical, life sciences, engineering and environmental sciences, with two floors dedicated to the new Pelotonia Institute for Immuno-Oncology
- the building will support 140 wet lab researchers and 40 dry computational researchers
- the project will also include a 29,000 square foot exterior plaza that will provide collaboration and event space for the district

- **approval requested**

- approval is requested to increase professional services contracts for the remainder of design
- approval is requested to enter into construction contracts



- **project team**

University project manager:	Brendan Flaherty
AE/design architect:	Pelli Clarke Pelli
CM at Risk:	Whiting Turner/Corna Kokosing (joint venture)

Project Data Sheet for Board of Trustees Approval

Rhodes/Doan – 4th Floor OR Power Distribution

OSU-140073 (CNI# 15000068, 18000154, 19000137)

Project Location: Rhodes Hall / Doan Hall

- **approval requested and amount**

increase professional services	\$0.7M
increase construction	\$4.0M

- **project budget**

professional services	\$0.7M
construction w/contingency	\$4.0M
<hr/>	
total project budget	\$4.7M

- **project funding**

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



- **project schedule**

design/bidding	6/14 – 8/17
construction	11/17 – 6/21
BoT prof serv/construction approval	2/20
facility opening	7/21

- **project delivery method**

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

- **planning framework**

- this project is included in the FY 2016, FY 2019 and FY 2020 Capital Investment Plans
- the opportunity to address additional scope within the project, without further impact to hospital operations, resulted in a revised total project cost that requires Board of Trustees approval

- **project scope**

- the project will replace all line isolation monitors with dual panels that separate normal and critical power
- the project will also add electrical outlets to meet equipment needs and code requirements
- project scope was added to minimize shutdown and coincide with current operating room construction

- **approval requested**

- approval is requested to increase professional services and construction contracts

- **project team**

University project manager:	Lance Timmons
AE/design architect:	KLH Engineering
General Contractor:	Electrical Specialists

Project Data Sheet for Board of Trustees Approval

WMC Outpatient Care Dublin

OSU-180636-1 (CNI#18000177, 19000140)

Project Location: University Blvd / US 33, Dublin, Ohio

- approval requested and amount**

professional services	\$3.3M
construction	\$145.9M

- project budget**

professional services	\$7.3M
construction w/contingency	\$153.9M
total project budget	\$161.2M

- project funding**

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

- project schedule**

BoT professional services approval	5/19
design	8/19 – 7/20
BoT construction approval	2/20
construction	6/20 – 6/22
facility opening	10/22

- project delivery method=**

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

- planning framework**

- o this project is included in the FY 2019 and FY 2020 Capital Investment Plans for a total of \$12.0M for design services; the FY 2020 Capital Investment Plan will be amended to include additional design services and construction services
- o consistent with the strategic plans of the University and Wexner Medical Center to provide medical services within community-based ambulatory facilities

- project scope**

- o the project will design an approximately 272,000 square foot ambulatory building that will include ambulatory surgery, endoscopy, primary care, specialty medical and surgical clinics, and related support

- approval requested**

- o approval is requested to amend the FY 2020 Capital Investment Plan
- o approval is requested to increase professional services contracts for services through construction documents
- o approval is requested to enter into construction contracts



- project team**

University project manager:	Holly Cloud
AE/design architect:	DLR/Westlake Reed Leskosky
CM at Risk:	Corna/Kokosing

Project Data Sheet for Board of Trustees Approval

WMC Outpatient Care West Campus

OSU-180390 (CNI# 13000189, 18000175, 18000156)

Project Location: Kenny Road and Carmack Road

- approval requested and amount**

increase professional services	\$2.7M
increase construction	\$129.6M

- project budget**

professional services	\$28.2M
construction w/contingency	\$315.5M
total project budget	\$343.7M

- project funding**

- university debt
- fundraising
- university funds
- auxiliary funds (health system)
- state funds
- partner funds (Nationwide Children's Hospital)

- project schedule**

BoT professional services approval	11/18
BoT construction approval – garage	11/19
design/bidding	12/18 – 7/20
BoT construction approval	2/20 & 8/20
construction	5/20 – fall 22
facility opening – garage/ambulatory	winter 22
facility opening – proton	3/23

- project delivery method**

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

- planning framework**

- o the project is included in the FY 2019 and FY 2020 Capital Investment Plans
- o consistent with the University and Wexner Medical Center strategic plans

- project scope**

- o the project will construct an approximately 385,000 square foot cancer-focused ambulatory facility, including a surgical center, proton therapy, and medical office space
- o the proton therapy facility is the first of its kind in Central Ohio, focusing on leading edge cancer treatments and research on flash technology
- o The proton space will be ready for equipment 8/21. Installation of the proton equipment will take 14 months with an overall completion Fall of 2022. Commissioning will be complete 3/23.
- o facilities will include outpatient operating rooms, interventional radiology rooms, extended recovery unit, pre-anesthesia center, diagnostic imaging center, retail pharmacy, hematology clinic, genitourinary clinic, general infusion, and patient/building support spaces
- o the project will also include a 640-space parking garage



- project team**

University project manager: Mitch Dollery
 AE/design architect: Perkins & Will
 CM at Risk: BoldtLinbeck (joint venture)

Project Data Sheet for Board of Trustees Approval

WMC Outpatient Care West Campus

OSU-180390 (CNI# 13000189, 18000175, 18000156)

Project Location: Kenny Road and Carmack Road

- **approval requested**

- approval is requested for the balance of professional services contracts for the remainder of construction document design services and construction administration services.
- approval is requested to increase construction contracts for site, civil, deep foundations, underground utilities, steel, curtain wall, pre-purchase of air handling systems, and balance of proton equipment cost and proton facilities

- **project team**

University project manager: Mitch Dollery
AE/design architect: Perkins & Will
CM at Risk: BoldtLinbeck (joint venture)

Project Data Sheet for Board of Trustees Approval

Wexner Medical Center Inpatient Hospital

OSU-180391 (CNI# 17000099)

Project Location: 10th Avenue / Cannon Drive

- **approval requested and amount**

increase professional services	\$9.9M
increase construction	\$8.2M
- **project budget**

professional services	TBD
construction w/contingency	TBD
total project budget	TBD

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

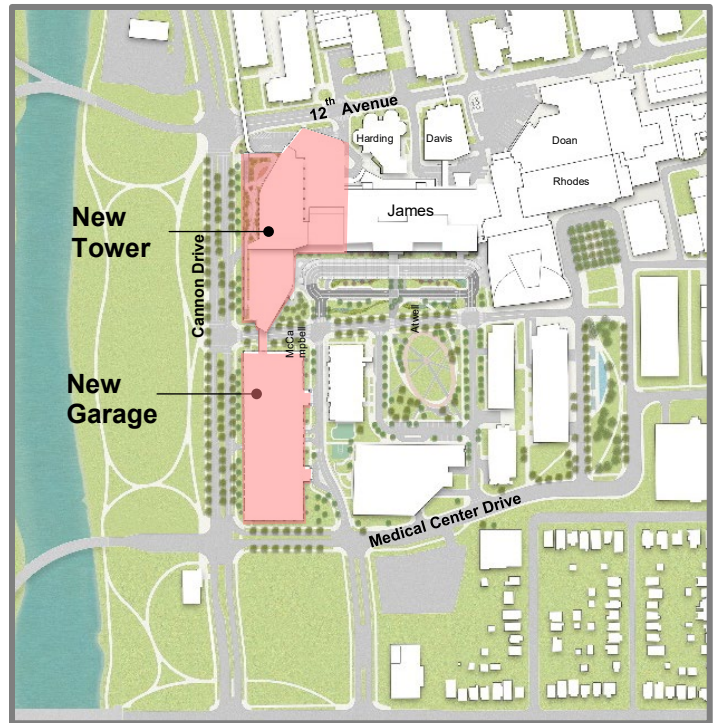
BoT professional services approval	2/18
design/bidding	3/18 – 12/20
construction	fall 20 – spring 25
facility opening	fall 25

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

- **planning framework**
 - the project was included in the FY 2018 Capital Investment Plan for professional services and the FY 2020 Capital Investment Plan for additional design and enabling construction work; the FY 2020 Capital Investment Plan will be amended to include additional design and construction work

- **project scope**
 - the project will design and construct new inpatient hospital tower with up to 840 private-room beds, replacing and expanding on the 440 beds in Rhodes Hall and Doan Hall
 - facilities will include state-of-the-art diagnostic, treatment and inpatient service areas including emergency department, imaging, operating rooms, critical care and medical/surgical beds, and leading-edge digital technologies to advance patient care and teaching
 - early enabling work includes subsurface investigation, electrical service, utility relocation, site logistics and egress modifications to prepare for construction.

- **approval requested**
 - approval is requested to amend the FY 2020 Capital Investment Plan
 - approval is requested to increase into professional services contracts for the remainder of design services
 - approval is requested to increase construction contracts for additional enabling work



- **project team**

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

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	
construction	\$15.6M
○ project budget	
professional services	\$1.9M
construction	\$15.6M
total	\$17.5M

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

- **project schedule**

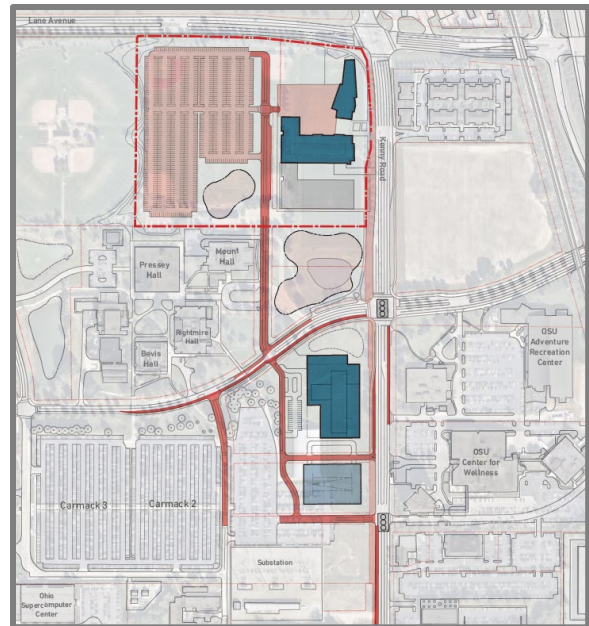
BoT professional services approval	8/19
design/bidding	1/20 – 3/21
BoT construction approval	2/20
construction	5/20 – 12/21

- **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**
 - the project will provide infrastructure to support west campus development, including WMC Outpatient Care West Campus, 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, as well as sanitary sewer, stormwater and water service extensions
 - the extension of Engie utilities to the building sites within the construction limits of this project may result in additional project scope

- **approval requested**
 - approval is requested to enter into construction contracts



- **project team**

University project manager:	Tom Ekegren
AE/design architect:	EMH&T
General Contractor:	

RECOMMEND FOR APPROVAL THE ACQUISITION OF VACANT LAND

**2.5 +/- ACRES ON OLENTANGY RIVER ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO**

Synopsis: Authorization to purchase approximately 2.5+/- acres of unimproved real property located at Olentangy River Road in Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University ("University") seeks to purchase approximately 2.5+/- acres of unimproved real property located at Olentangy River Road, Columbus, Ohio, identified as Franklin County parcel 010-288227 ("Property"); and

WHEREAS the Property is strategically located 1.6 miles from the university's main campus; and

WHEREAS the Property is contiguous to the Stefanie Spielman Comprehensive Breast Center (SSCBC), a facility that provides a variety of cancer services critical to The Ohio State University Comprehensive Cancer Center – Arthur G. James Cancer Hospital and Richard J. Solove Research Institute (The James) and the objectives of its ambulatory cancer strategic plan and its mission to improve health in Ohio and across the world through innovation in research, education and patient care; and

WHEREAS the city of Columbus' Lower Olentangy Tunnel Project (Tunnel Project) will be built approximately 60 feet underground and will traverse the Property and the University will cooperate with the city to allow use of the Property for the Tunnel Project; and

WHEREAS the obligation of the University to purchase the Property is subject to and conditioned upon the approval of the State of Ohio Controlling Board:

NOW THEREFORE

BE IT RESOLVED, That the Wexner Medical Center Board hereby recommends the purchase of approximately 2.5 +/- acres of unimproved real property, located at Olentangy River Road, for approval by the University Board of Trustees; and

BE IT FURTHER RESOLVED, 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 at a price and terms to be negotiated in the best interest of the university; and

BE IT FURTHER RESOLVED, That the title will be held in the name of the State of Ohio for the use and benefit of The Ohio State University and upon terms and conditions deemed to be in the best interest of the university.

**APPROVAL FOR ACQUISITION OF VACANT LAND
2.5+/- ACRES ON OLENTANGY RIVER ROAD,
COLUMBUS, FRANKLIN COUNTY, OHIO**

Background

The Ohio State University's Wexner Medical Center (WMC) on behalf of The Ohio State University Comprehensive Cancer Center – Arthur G. James Cancer Hospital and Richard J. Solove Research Institute (OSUCCC – James) seeks to acquire approximately 2.5+/- acres of unimproved land (Site) that is located on Olentangy River Road in an area commonly known as Gowdy Field from Time Warner Cable Midwest, LLC (Owner). The Site is contiguous to the Stefanie Spielman Comprehensive Breast Center (SSCBC), a facility that provides a variety of cancer services critical to The James in order to meet the objectives of its ambulatory cancer strategic plan and its mission to improve health in Ohio and across the world through innovation in research, education and patient care.

The City of Columbus (City) has proposed and funded a vitally important Lower Olentangy Tunnel Project (Tunnel Project) that will improve the Olentangy River for the adjacent community, including Ohio State, into the future. The tunnel will be built approximately 60 feet underground and will traverse the Site. The City will require use of the Site for approximately six years to construct the tunnel and will further require permanent use of a minority portion of the Site. While Ohio State fully supports the Tunnel Project, The James desires to acquire the site to support the future growth of the cancer programs located within the SSCBC and to alleviate the parking shortfall that has developed with the growth of programs offered. Ohio State has an option to purchase the SSCBC building, which will require action during calendar year 2020. This contiguous Site will enhance future opportunities and flexibility of options for The James.

In order to facilitate the needs of the City and Ohio State, the university proposes to purchase the entire 2.5+/- acres from the Owner, contingent upon the Owner granting the City certain easements to facilitate the Tunnel Project. This will allow the City to complete all work necessary to build the sewer tunnel and a permanent access point on the Site. The City will compensate Ohio State for its use of the Site for the Tunnel Project. The compensation amount for use of the Site by the City will be negotiated under terms that are in the best interest of the university.

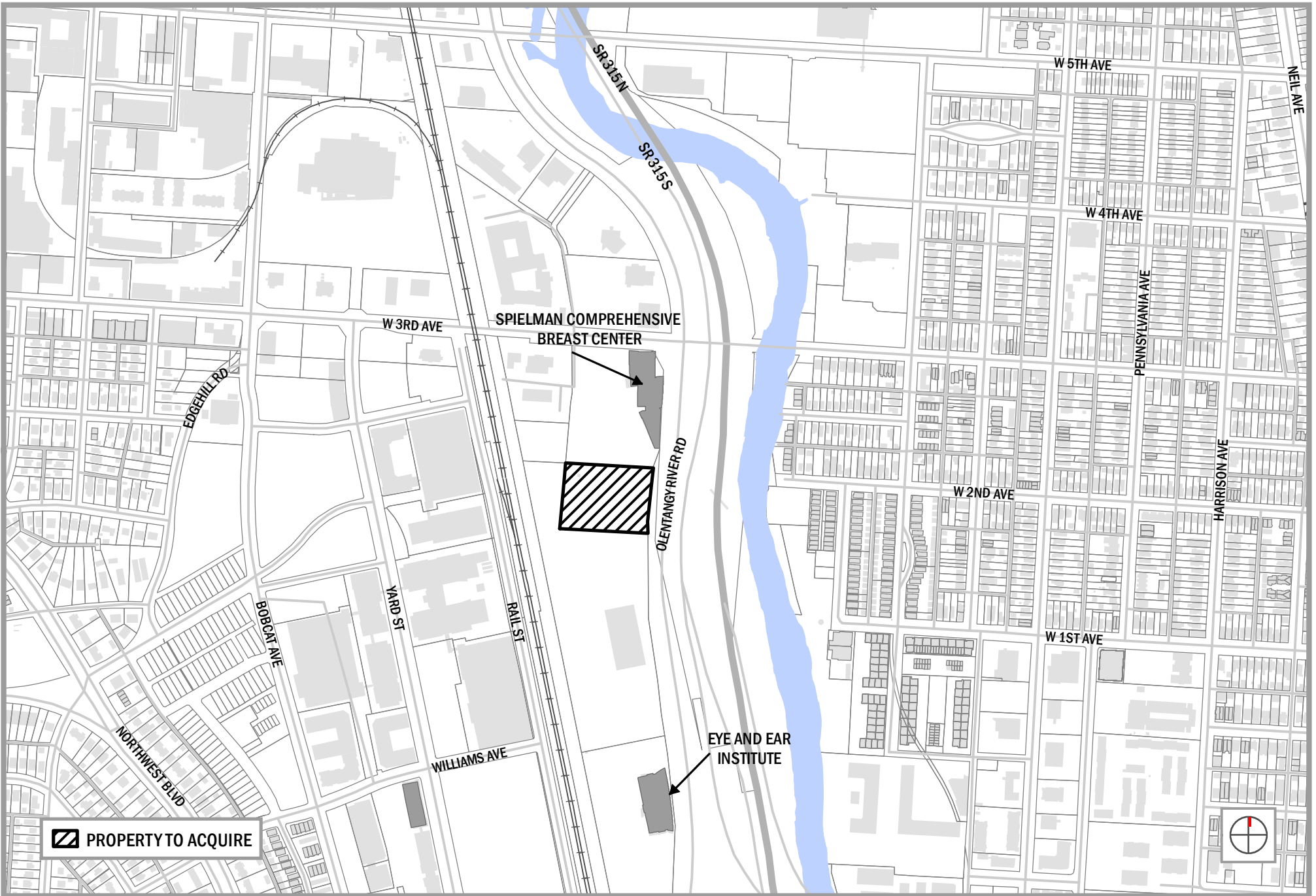
Location and Description

The parcel to be acquired, identified as county parcel 010-288227, is zoned Commercial and is part of a larger tract of land, commonly known as Gowdy Field. The site is highly visible and well-located in the center portion of the Gowdy Field land parcel that parallels State Route 315 and is approximately 1.6 miles from The Ohio State University Columbus campus.

Ohio State's Eye and Ear Institute, a five-story 137,529 square foot medical office building, recently purchased by the university, is also located at Gowdy Field.

Purchase of Property

The WMC recommends that the university purchase the site at a purchase price to be negotiated and under terms and conditions that are in the best interest of the university. The WMC will provide the source of funding for the acquisition.



 PROPERTY TO ACQUIRE

PURCHASE OF 2.53 ACRES OF REAL PROPERTY
1125 OLENTANGY RIVER ROAD
PARCEL 010-288227
COLUMBUS, FRANKLIN COUNTY, OHIO 43212

RECOMMEND FOR APPROVAL THE ACQUISITION OF REAL PROPERTY

7706 OLENTANGY RIVER ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to purchase real property located at 7706 Olentangy River Road, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to purchase approximately 0.74 acres of improved real property located at 7706 Olentangy River Road, Columbus, Ohio, identified as Franklin County parcel number 610-233931; and

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

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

NOW THEREFORE

BE IT RESOLVED, That the Wexner Medical Center Board recommends the purchase of real property, located at 7706 Olentangy River Road, for approval by the University Board of Trustees; and

BE IT FURTHER RESOLVED, That the President and/or Senior Vice President for Business and Finance be authorized to take action required to effect the purchase of the above 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.

**APPROVAL FOR ACQUISITION OF REAL PROPERTY
7706 OLENTANGY RIVER ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University's Wexner Medical Center (WMC) seeks to acquire from Ohio State University Physicians, Inc. (OSUP) improved real property of +/-0.74 acres located at 7706 Olentangy River Road, Franklin County, Columbus, Ohio. Acquisition of this property is important in meeting the objectives of 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.

Location and Description

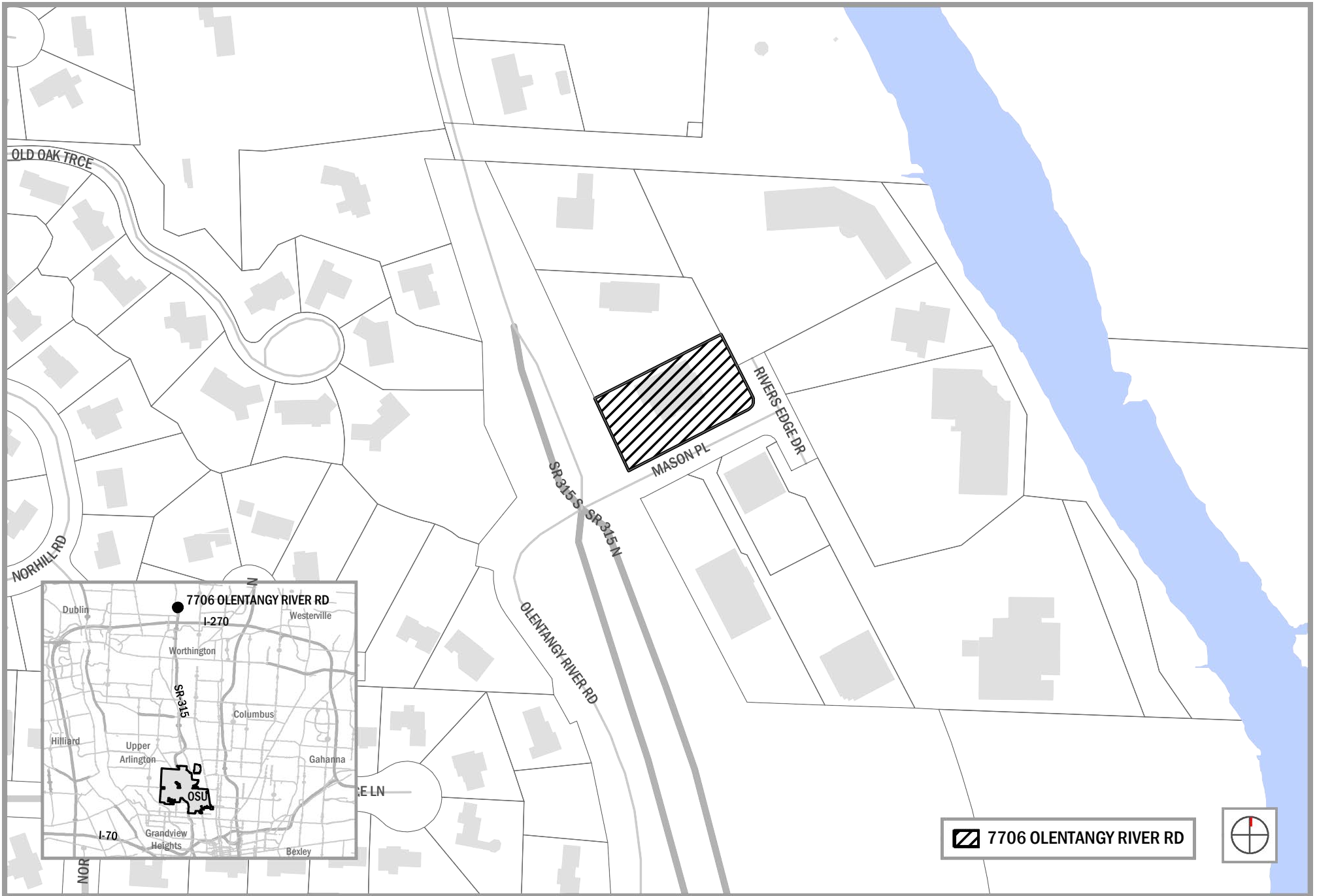
The affected property is located at 7706 Olentangy River Road, Columbus, Ohio 43235 and identified as Franklin County parcel number 610-233931. The site is improved with a single-story medical office building consisting of 4,756± square feet constructed in 1996 and renovated in 2003. The building includes numerous clinical exam rooms and an ambulatory surgery suite. The site is zoned CPD (Commercial Planned Development).

Property History

The property is titled to Ohio State University Physicians, Inc. and will be acquired in the name of the State of Ohio. Acquisition will require approval of the State Controlling Board.

Acquisition of Property

The WMC recommends that the +/- 0.74 acres of improved real property be acquired under terms and conditions that are deemed to be in the best interest of the university. The purchase price is \$1,325,000, subject to standard adjustments for closing costs. The WMC will provide funding for the acquisition and ongoing operating costs to maintain the property.



**PURCHASE OF 0.74 ACRES OF REAL PROPERTY
 7706 OLENTANGY RIVER ROAD
 PARCEL 610-233931
 COLUMBUS, FRANKLIN COUNTY, OHIO 43235**

Prepared By: The Ohio State University
 Office of Planning, Architecture, and Real Estate
 Issue Date: December 20, 2019
 The Ohio State University Board of Trustees