

THURSDAY, FEBRUARY 27, 2020
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

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

Location: Longaberger Alumni House
Mount Leadership Room

Time: 8:00-9:45am

Executive Session

8:00-8:25am







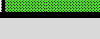


Public Session

ITEMS FOR DISCUSSION

1. *Physical Environment Scorecard – Jay Kasey* 8:25-8:30am
2. *Major Project Updates – Mark Conselyea* 8:30-8:40am
3. *Design Review: Interdisciplinary Research Facility – Keith Myers* 8:40-8:50am
4. *Design Review: WMC Outpatient Care Dublin – Keith Myers* 8:50-9:00am
5. *Site and Program Review: WMC Outpatient Care West Campus – Jay Kasey* 9:00-9:05am

ITEMS FOR ACTION

6. Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts – Mark Conselyea 9:05-9:15am
7. Approval of a Joint Use Agreement: Union County Community Improvement Corporation – Keith Myers 9:15-9:20am
8. Approval for Long-Term Ground Lease and Amended Development Agreement – Keith Myers 9:20-9:30am
9. Approval for the Acquisition of Vacant Land – Keith Myers 9:30-9:35am
10. Approval for the Acquisition of Real Property – Keith Myers 9:35-9:40am
11. Authorization to Grant a Perpetual Sanitary Sewer Easement – Keith Myers 9:40-9:45am

| PHYSICAL ENVIRONMENT | Actual Prior Year Same Period (FY19 YTD) | FY20 Year-To-Date | | | | Actual vs Target | FY20 Annual Target (Budget) | Comments |
|---|--|-------------------|-----------------|-------------|---|------------------|--|----------|
| | | Actual | Target (Budget) | Target %Var | | | | |
| A. FINANCIAL | | | | | | | | |
| 1. A&P Tot. Operating Expenses (General & Earnings Funds) | \$75,819,778 | \$78,337,322 | \$80,819,891 | -3.1% |  | \$153,833,382 | | |
| B. OPERATIONAL | | | | | | | | |
| 1. %Total Projects Completed on Time | 79.7% | 79.2% | 90.0% | -12.0% |  | 90.0% | | |
| 2. %Total Projects Completed on Budget | 98.6% | 99.5% | 90.0% | 10.6% |  | 90.0% | | |
| 3. Capital Investment Program Spend * | \$122.8 | \$119.9 | \$174.0 | -31.1% |  | \$808.1 | Metric is measured Quarterly, showing 1st Quarter FY20 Values; in Millions | |
| 4. Facility Condition Index % - Conditioned Academic/Research Bldgs | 74.2% | 74.4% | 80.0% | -7.0% |  | 80.0% | Avg. composite FCI to-date. | |
| 5. CABS Riders | 2,246,902 | 2,458,467 | 2,172,000 | 13.2% |  | 4,589,000 | YTD positive variance results from increased year-over-year service to the Med. Ctr. | |
| 6. All Parking Garage Peak Time Occupancy % ** | 86.3% | 76.2% | 80.0% | -4.8% |  | 85.0% | YTD (Jul-Dec) Occup%: Transient= 68%, Permit= 84%, Mixed= 76% | |
| 7. WMC Parking Garage Peak Time Occupancy % ** | 92.2% | 90.8% | 80.0% | 13.5% |  | 85.0% | YTD (Jul-Dec) Occup%: Transient= 90%, Permit= 90%, Mixed=92% | |
| 8. Sum of Daily Temporary Parking Space Closures | 7,675 | 6,988 | 10,000 | -30.1% |  | 20,000 | Drivers for space closures were MM Visitor Parking Project, 600 Ackerman Generator Project, 12th Ave Garage Project at Arnoff Dock, Mirror Lake Algea Project, ENGIE's project in Sisson Lot, Enarson Roof Project | |
| 9. WOSU Broadcast Audience (Viewers, Listeners) | 554,350 | 582,200 | 554,350 | 5.0% |  | 569,758 | Budget is based on last FY actuals with increased viewers and listeners from same 6-month period last FY | |
| 10. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio) | 3,926,825 | 4,755,321 | 3,926,825 | 21.1% |  | 8,346,796 | Budget based on last FY actuals with unique visitors up 58% and streaming up 43% from same 6-month period last FY | |
| C. SAFETY | | | | | | | | |
| 1. EHS Recordable Accident Rate (CYTD): | 1.45 | 1.40 | 2.00 | -30.0% |  | 2.00 | 2019 Calendar YTD | |
| 2. Major On-Campus Crimes (burglary, assault, arson, etc.) | 54 | 44 | 57 | -22.8% |  | 120 | Record Mgmt Sys. Data unaudited at time of retrieval | |
| 3. Avg. Response time to In-Progress Calls for Svc | 3:52 | 4:10 | 5:00 | -16.5% |  | 5:00 | Record Mgmt Sys. Data unaudited at time of retrieval | |
| 4. Traffic Accidents Injury | 17 | 14 | 16 | -12.5% |  | 31 | Record Mgmt Sys. Data unaudited at time of retrieval | |
| 5. Traffic Accidents Non-Injury | 135 | 86 | 144 | -40.3% |  | 215 | Record Mgmt Sys. Data unaudited at time of retrieval | |
| 6. Off-Campus Crime Statistics | 1,092 | 841 | 1,092 | -23.0% |  | 1,940 | 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 80% + 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

February 2020



PROJECT STATUS REPORT
CURRENT PROJECTS OVER \$20M

Table with 7 columns: PROJECT, CONSTRUCTION COMPLETION DATE, Des, Con, BUDGET, ON TIME, ON BUDGET. Rows include projects like OSU East - West Wing Expansion/Renovation, Postle Partial Replacement, Mars G. Fontana Laboratories (BMEC), etc.

4

Key: [Green] On track [Yellow] Watching closely - actions are being taken to keep on track [Red] Not on track



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, including interior framing, plumbing, roofing, and fireproofing. Exterior masonry, paving, curbs, and sidewalk work is ongoing.

 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

Connector work between Postle and the new addition has begun. Exterior masonry work continues. All air handling unit equipment has been installed. Interior wall framing and mechanical/electrical/plumbing is progressing.





MARS G. FONTANA LABORATORIES 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

Work on the new south loading dock continues. The curtain wall on the new addition is nearly complete and masonry work continues. Interior work including drywall, painting, casework and fume hood installations continue.



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 | 10/18-9/20 |
| facility opening | 10/20 |

PROJECT UPDATE

Structural steel installation is nearly complete and metal deck and framing are in process. Campus chilled water improvements are nearly complete.



OPTOMETRY CLINIC AND HEALTH SCIENCES FACULTY OFFICE 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

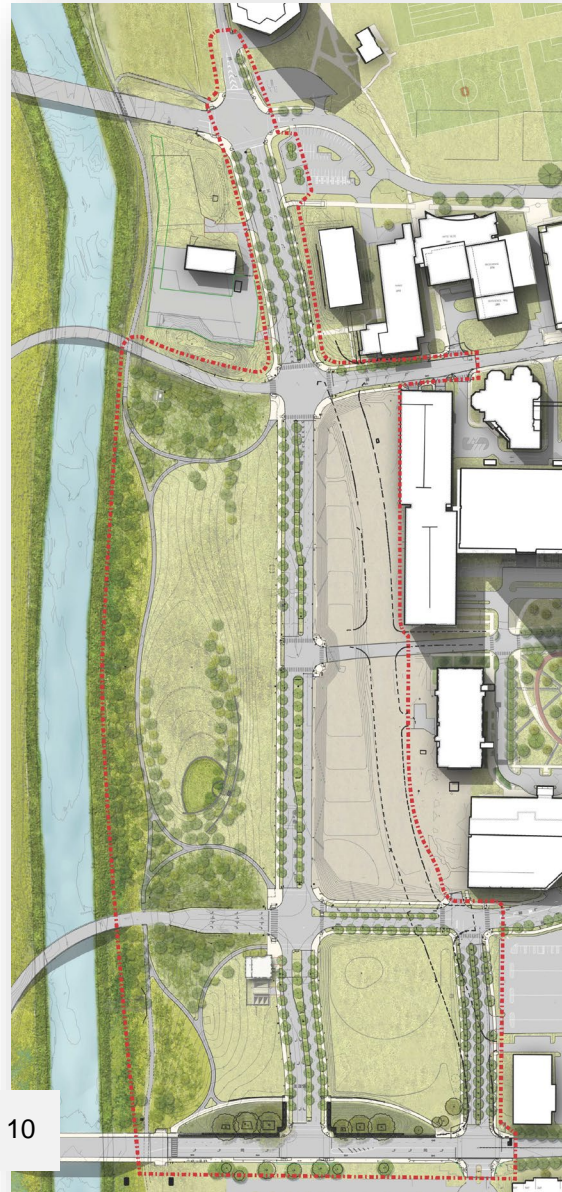
| | |
|------------------|------------|
| BoT approval | 11/17 |
| construction | 2/19-10/20 |
| facility opening | 11/20 |

PROJECT UPDATE

Exterior wall framing and masonry installation is ongoing. Interior framing work and mechanical rough-in is underway

On Time

On Budget



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 | \$44.3M |
| total project | \$52.1M |

CONSULTANTS

| | |
|---------------------|------------|
| architect of record | EMHT, Inc. |
| general contractor | Kokosing |

PROJECT SCHEDULE

| | |
|-----------------|------------|
| BoT approval | 11/16 |
| construction | 8/17-10/20 |
| roadway opening | 6/19 |

PROJECT UPDATE

Construction will continue along the roadway, but the roads will remain open. King/Cannon entry feature construction has begun.

 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 | \$35.4M |
| 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

Framing and exterior work are underway. Concrete slab pours continue.

 On Time

 On Budget



TY TUCKER TENNIS CENTER

Construct a new 68,000 GSF indoor tennis facility in the Athletics District. The new center will include 6 courts, seating for 500, men’s and women’s varsity locker rooms, training facilities and offices.



PROJECT FUNDING

university funds; 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

Steel erection work has begun. Foundation and water line work are ongoing. Storm drainage work has begun.





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

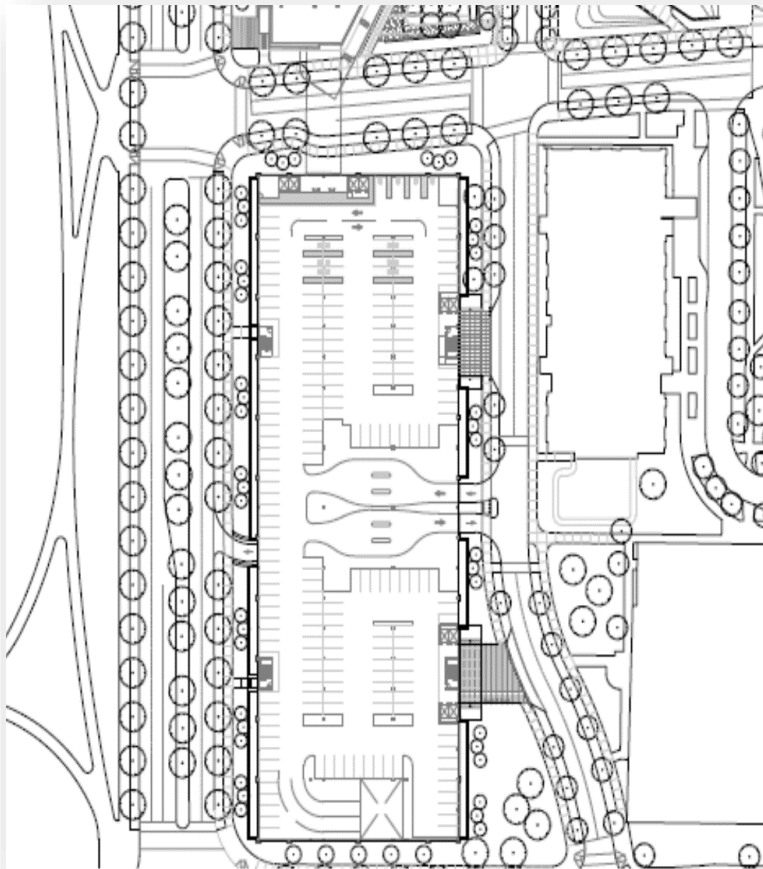
| | |
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| architect of record | DesignGroup |
| CM at Risk | Smoot |

PROJECT SCHEDULE

| | |
|------------------|-----------|
| BoT approval | 8/18 |
| construction | 7/19-2/21 |
| facility opening | 3/21 |

PROJECT UPDATE

Site utility work is completed. Steel installation is in process.



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

Site utility work continues. The first structural deck has been poured; framing for the second continues.

On Time

On Budget



WMC OUTPATIENT CARE NEW ALBANY

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 |

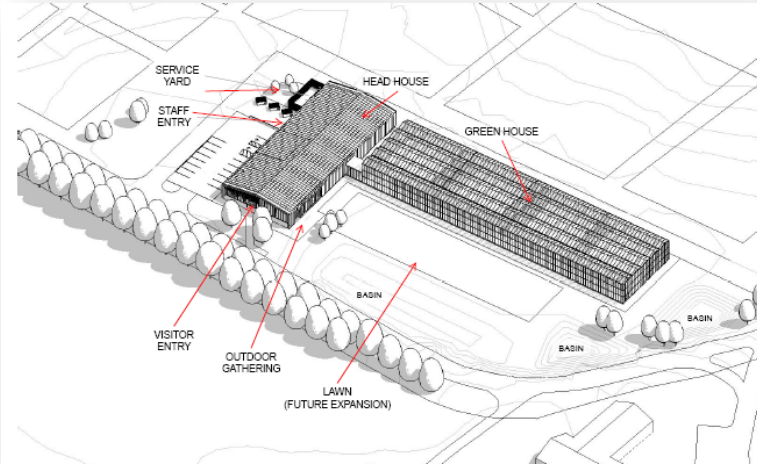
PROJECT SCHEDULE

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

PROJECT UPDATE

Steel erection work continues.





CONTROLLED ENVIRONMENT FOOD PRODUCTION RESEARCH COMPLEX

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

PROJECT FUNDING

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 | 2/20 – 5/21 |
| facility opening | 7/21 |

PROJECT UPDATE

The order for the production greenhouse has been placed and will arrive in June.





NEWTON HALL – RENOVATION AND ADDITION

Construct an addition of approximately 35,000 sf to the south that will include flexible classrooms, information 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 | 4/20-10/21 |
| facility opening | 1/22 |

PROJECT UPDATE

Project design continues with construction beginning in the spring.



LACROSSE STADIUM



Construct a new outdoor lacrosse stadium in the Athletics District, east of the Covelli Center, for the Men’s and Women’s varsity programs. The venue will include an outdoor field, seating for 2,500, locker rooms and concessions.

PROJECT FUNDING

fundraising

CURRENT PROJECT BUDGET

| | |
|---------------------|---------|
| construction w/cont | \$17.7M |
| total project | \$20.0M |

CONSULTANTS

| | |
|---------------------|----------|
| architect of record | HOK |
| CM at Risk | Ruscilli |

PROJECT SCHEDULE

| | |
|------------------|-------------|
| BoT approval | 8/19 |
| construction | 10/20-11/21 |
| facility opening | 1/22 |

PROJECT UPDATE

Project design has begun.



On Time



On Budget



INSTRUCTIONAL SCIENCE BUILDINGS DEFERRED MAINTENANCE

Renew mechanical, electrical and plumbing services in selected buildings, including Mendenhall Laboratory, Bolz Hall, Howlett Hall, and Parks Hall.

PROJECT FUNDING

university debt

CURRENT PROJECT BUDGET

| | |
|---------------------|---------|
| construction w/cont | \$23.0M |
| total project | \$25.0M |

CONSULTANTS

| | |
|---------------------|----------------|
| architect of record | Hasenstab |
| CM at Risk | Whiting-Turner |

PROJECT SCHEDULE

| | |
|------------------|-------------|
| BoT approval | 11/18 |
| construction | 5/20 – 1/22 |
| facility opening | 1/22 |

PROJECT UPDATE

Two new air handlers and heat exchangers will be installed in Bolz Hall. A new rooftop chiller, chilled water pumps and two heat exchangers will be installed in Mendenhall Lab. Mechanical systems will be upgraded and two new heat exchangers installed in Parks Hall. The assessment is prioritizing items outlines for Howlett Hall.

Completion will be phased over 2021 and 2022.

 On Time

 On Budget



DODD – PARKING GARAGE

Construct a six-level parking facility for approximately 1,100 cars on the former Dodd Hall surface lot.

PROJECT FUNDING

university funds; partner funds

CURRENT PROJECT BUDGET

| | |
|---------------------|---------|
| construction w/cont | \$30.7M |
| total project | \$33.3M |

CONSULTANTS

| | |
|----------------|-------------------|
| arch of record | Schooley/Caldwell |
| Design Builder | TBD |

PROJECT SCHEDULE

| | |
|------------------|-----------|
| BoT approval | 8/19 |
| construction | 7/20-2/22 |
| facility opening | 2/22 |

PROJECT UPDATE

Design Builder selection is underway



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. The School of Music project will be available for occupancy 3/2022 and the Department of Theatre facility will open 8/2022.

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 | 6/19-6/22 |
| facility opening | 8/22 |

PROJECT UPDATE

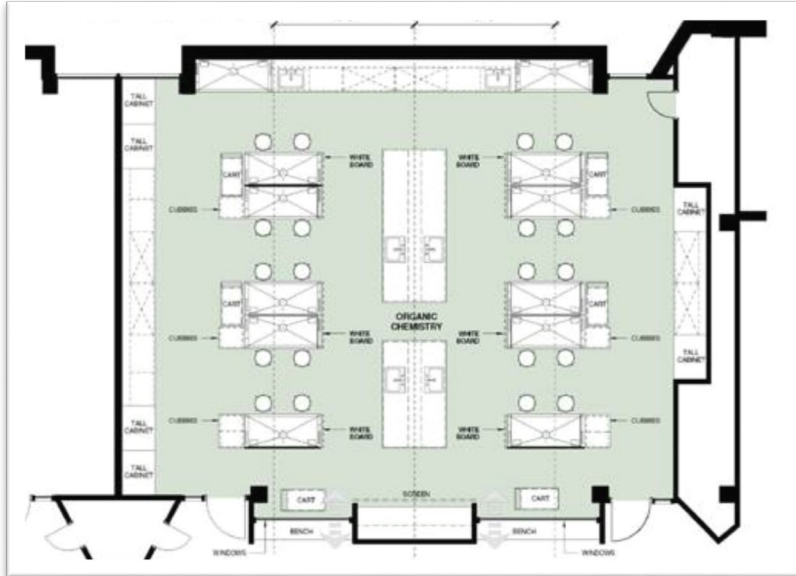
Site work is underway.





CELESTE LAB RENOVATION

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



PROJECT FUNDING

university funds; state funds

CURRENT PROJECT BUDGET

| | |
|---------------------|---------|
| construction w/cont | \$27.0M |
| total project | \$31.1M |

CONSULTANTS

| | |
|---------------------|--------|
| architect of record | BHDP |
| CM at Risk | Elford |

PROJECT SCHEDULE

| | |
|------------------|-----------|
| BoT approval | 8/18 |
| construction | 5/20-8/22 |
| facility opening | 8/22 |

PROJECT UPDATE

Project design is completing with construction planned to start in late spring.





INTERDISCIPLINARY HEALTH SCIENCES CENTER

Multi-phase renovation of 120,000 sf and addition of 100,000 sf to create a collaborative campus for inter-professional education throughout the health science, including the College of Medicine, Optometry, Nursing, and the School of Health and Rehabilitation Sciences. Program spaces include classrooms, anatomy labs, research labs, 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

Site work, minor demolition, and anatomy wing foundation installation work are ongoing.





THE OHIO STATE UNIVERSITY

Interdisciplinary Research Facility



MOODY•NOLAN

Pelli Clarke Pelli Architects





















THE OHIO STATE UNIVERSITY

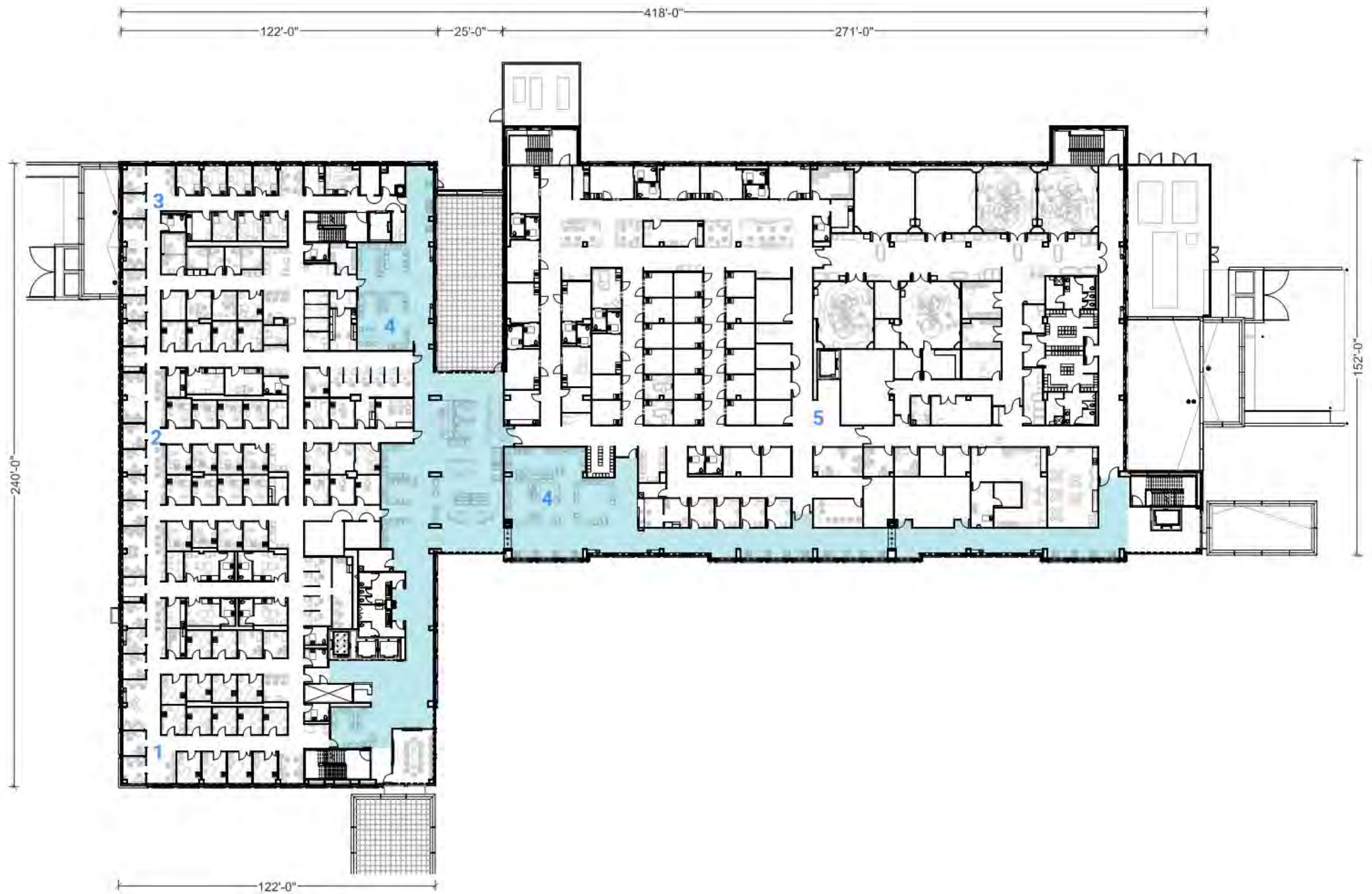
WEXNER MEDICAL CENTER

Outpatient Care Dublin
OSU-180636





- | | |
|------------------------|----------------------------|
| 1 REGISTRATION / LOBBY | 6 PHYSICAL THERAPY / REHAB |
| 2 LAB | 7 URGENT CARE |
| 3 ORTHO | 8 PHARMACY |
| 4 BUILDING SERVICES | 9 CSS / HLD |
| 5 IMAGING | |



- 1 SURGERY SPECIALTIES
- 2 OPHTHALMOLOGY
- 3 ENT & ALLERGY
- 4 REGISTRATION / LOBBY
- 5 ASC





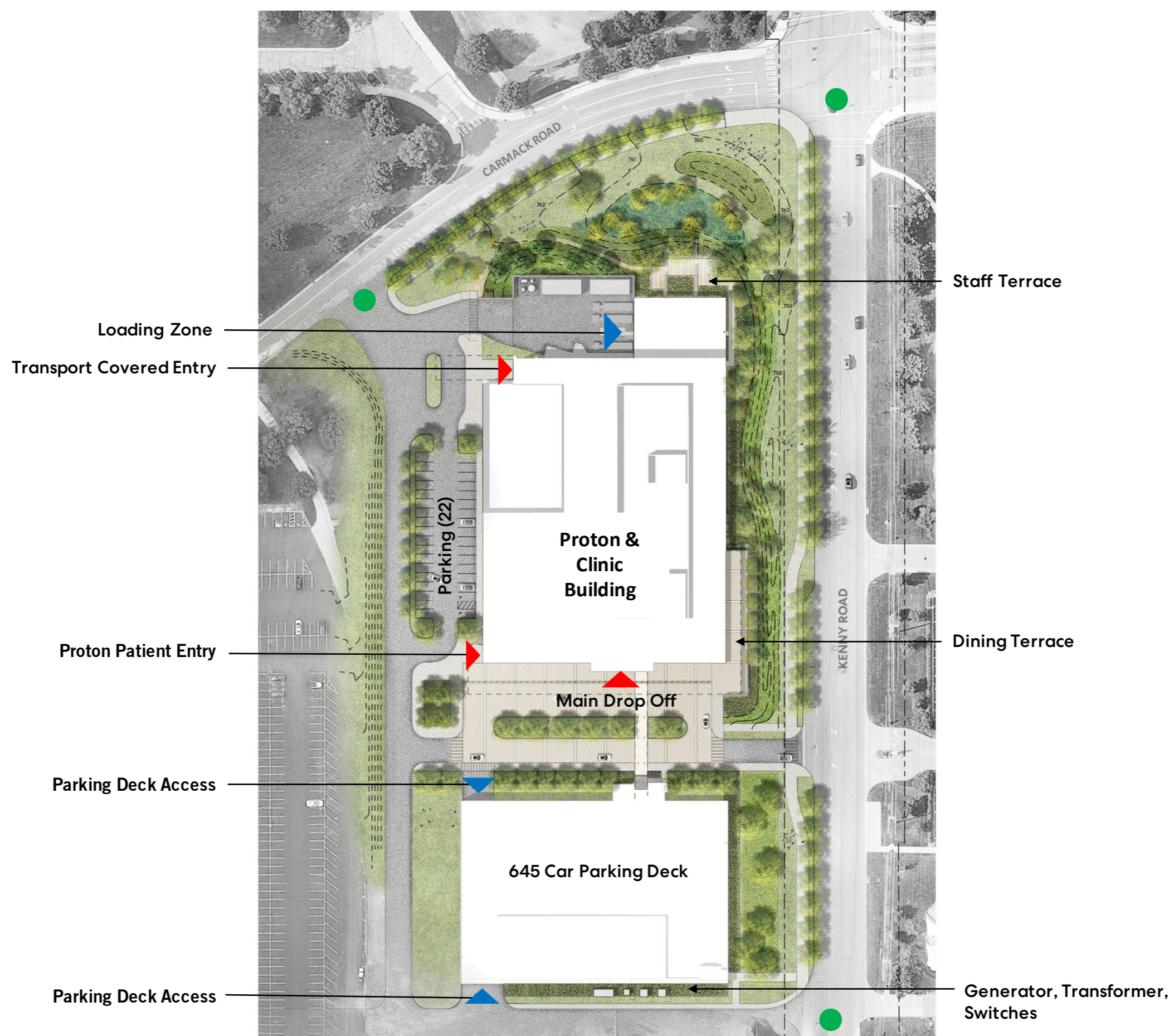


THE OHIO STATE UNIVERSITY

WEXNER MEDICAL CENTER

WMC Outpatient Care – West Campus

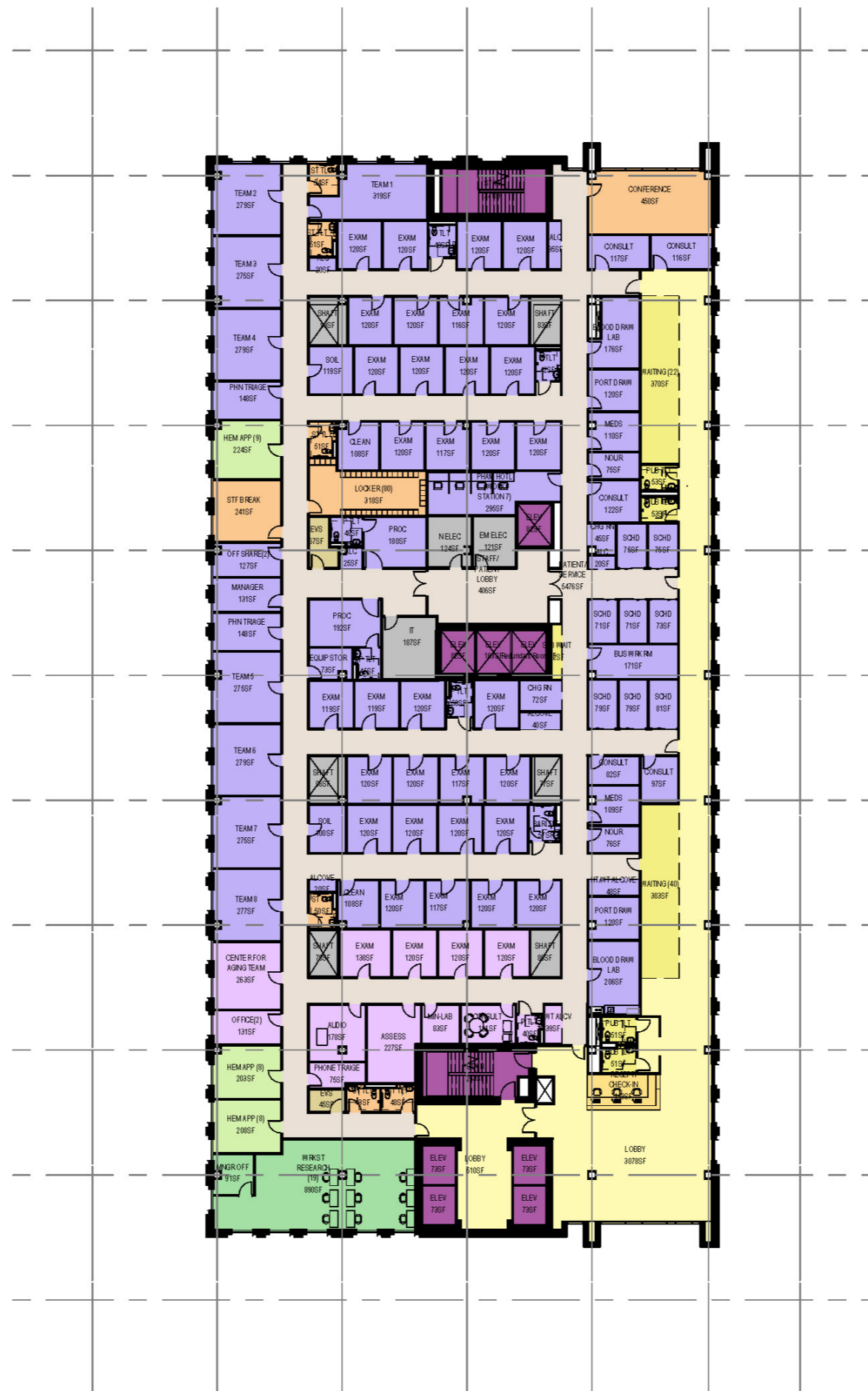
Perkins&Will



Site Plan



First Floor Plan



- 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

Program – Typical Floor Plan

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

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES CONTRACTS

Campus Environmental Surveys
Energy Advancement and Innovation Center

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

Celeste Lab Renovation
Recreation Fields Improvements
Frank Stanton Veterinary Spectrum of Care (SOC) Clinic
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/INCREASE CONSTRUCTION CONTRACTS

Instructional Science Buildings Deferred Maintenance
West Campus Infrastructure Phase 1
Wooster Farm Operations Improvements

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

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

| | Prof. Serv. Approval Requested | Total Requested | |
|--|--------------------------------|-----------------|------------------|
| Campus Environmental Surveys | \$1.0M | \$1.0M | University Funds |
| Energy Advancement and Innovation Center | \$2.2M | \$2.2M | 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; and

| | Prof. Serv. Approval Requested | Construction Approval Requested | Total Requested | |
|--|--------------------------------|---------------------------------|-----------------|---|
| Celeste Lab Renovation | \$0.2M | \$27.0M | \$27.2M | Fundraising University Funds State Funds |
| Recreation Fields Improvements | \$0.5M | \$4.0M | \$4.5M | University Funds |
| Frank Stanton Veterinary Spectrum of Care (SOC) Clinic | \$0.3M | \$1.7M | \$2.0M | Fundraising University Funds |
| Interdisciplinary Research Facility | \$9.1M | \$213.4M | \$222.5M | University Debt Fundraising University Funds Auxiliary Funds |

**APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES
AND ENTER INTO/INCREASE CONSTRUCTION CONTRACTS (cont'd)**

| | Prof. Serv. Approval Requested | Construction Approval Requested | Total Requested | |
|---|--------------------------------------|---------------------------------------|--------------------|----------------------------------|
| 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/increase construction contracts for the following projects; and

| | Construction Approval Requested | Total Requested | |
|--|---------------------------------------|--------------------|---|
| Instructional Science Buildings Deferred Maintenance | \$23.0M | \$23.0M | University Debt |
| West Campus Infrastructure Phase 1 | \$15.6M | \$15.6M | University Funds Auxiliary Funds OSEP Funds |
| Wooster Farm Operations Improvements | \$0.9M | \$0.9M | University Funds State Funds |

WHEREAS the Capital Investment Plan (CIP) outlines capital projects recommended for funding and was approved by the University Board of Trustees on August 30, 2019; and

WHEREAS approval for the increase for professional services and construction for the Recreation Fields Improvements and the Frank Stanton Spectrum of Care Clinic will add scope to meet the needs of the campus community; and

WHEREAS approval for professional services and construction for the Wexner Medical Center Outpatient Care Dublin and Wexner Medical Center Inpatient Hospital is needed to advance strategically important projects; and

WHEREAS the full cost of professional services and/or construction for the Recreation Fields Improvements, Frank Stanton Spectrum of Care Clinic, Wexner Medical Center Outpatient Care Dublin and the Wexner Medical Center Inpatient Hospital projects was not known at the time the CIP was approved; and

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

**APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES
AND ENTER INTO/INCREASE CONSTRUCTION CONTRACTS (cont'd)**

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the fiscal year 2020 Capital Investment Plan be amended to include increases in professional services and/or construction for the Recreation Fields Improvements, Frank Stanton Spectrum of Care Clinic, Wexner Medical Center Outpatient Care Dublin and Wexner Medical Center Inpatient Hospital projects; and

BE IT FURTHER RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance be authorized to enter into/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

Campus Environmental Surveys

OSU-200466 (CNI#: N/A)

Project Location: Columbus Campus

- **approval requested and amount**
 - professional services \$1.0M

- **project budget**
 - professional services \$1.0M

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

- **project schedule**
 - BoT prof services approval 02/20
 - surveying 05/20 – 06/21

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

- **planning framework**
 - this is the start of a multi-year program to review and assess campus buildings
 - the assessments will allow for the proactive identification, quantification, and risk evaluation of building materials
 - completed assessments will allow more accurate construction estimates for projects in the development stage

- **project scope**
 - the project will engage environmental consultant services for full building hazardous materials assessments on main and regional campuses
 - the buildings to be included in the survey will be prioritized based on the Capital Investment Plan and the recommendations of Environmental Health & Safety experts
 - the project deliverables will include the development of a data management system

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

-
- **project team**
 - University project manager: TBD
 - Environmental Consultant:

Project Data Sheet for Board of Trustees Approval

Energy Advancement and Innovation Center

OSU-180355-1 (CNI# 18000020)

Project Location: 2281 Kenny Road – West Campus

- approval requested and amount**
 professional services \$2.2M

- project budget**
 professional services \$5.0M
 construction w/contingency \$31.7M

 total project budget \$36.7M

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

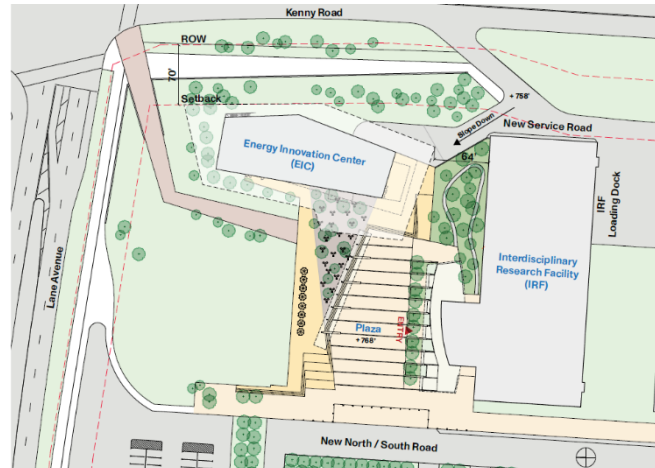
- project schedule**
 BoT professional services approval 2/19
 design 9/19 – 3/21
 BoT construction approval 8/20
 construction 2/21 – 12/22
 facility opening 3/23

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

- planning framework**
 - the long-term lease and concession agreement between the university and Ohio State Energy Partners included \$50M for the development of the Energy Advancement and Innovation Center to serve as an experimental hub for energy research and technology incubation.
 - this project is included in the FY 2019 and FY 2020 Capital Investment Plans

- project scope**
 - the Energy Advancement and Innovation Center will be designed in conjunction with the Interdisciplinary Research Facility to ensure consistent design and site construction.
 - the building will house incubation space for innovative energy development projects.
 - a 225 seat seminar room and a 96 seat cafe will serve the Innovation and Research Buildings
 - Design will prioritize passive and active strategies to reduce energy usage. Renewable energy supplied by a 24,000 SF solar array will reduce energy demand as much as possible.

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



- project team**
 University project manager: Brendan Flaherty
 AE/design architect: Moody Nolan/Smith Miller Hawkinson
 CM at Risk or Design Builder: Whiting Turner/Corna Kokosing

Project Data Sheet for Board of Trustees Approval

Celeste Lab Renovation

OSU-180868 (CNI# 13000179, plus CNI redirects)

Project Location: 120 W 18th Ave

- **approval requested and amount**

| | |
|----------------------------|---------|
| increase prof services | \$0.2M |
| construction w/contingency | \$27.0M |

- **project budget**

| | |
|----------------------------|---------|
| professional services | \$4.1M |
| construction w/contingency | \$27.0M |
| <hr/> | |
| total project budget | \$31.1M |

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

- **project schedule**

| | |
|---------------------------|-------------|
| BoT prof serv approval | 8/18 |
| design/bidding | 9/18 – 5/20 |
| BoT construction approval | 2/20 |
| construction | 5/20 – 8/22 |
| facility opening | 8/22 |

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

- **planning framework**
 - this project is included in the FY 2019 Capital Investment Plan

- **project scope**
 - this project will provide upgrades to building mechanical, electrical, and plumbing systems
 - the project will renovate chemistry laboratories and support spaces, and improve the exterior envelope

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



-
- **project team**

| | |
|-----------------------------|----------------------------------|
| University project manager: | Bill Holtz |
| Architect/Engineer: | Baxter Hodell Donnelly & Preston |
| CM at Risk: | Elford Inc |

Project Data Sheet for Board of Trustees Approval

Recreation Fields Improvements

OSU-200155 (CNI# 19000111)

Project Location: Coffey Road Park
Lincoln Park

- **approval requested and amount**

| | |
|--------------------------------|--------|
| increase professional services | \$0.5M |
| increase construction | \$4.0M |

- **project budget**

| | |
|----------------------------|---------|
| professional services | \$1.7M |
| construction w/contingency | \$13.0M |
| <hr/> | <hr/> |
| total project budget | \$14.7M |

- **project funding**

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

- **project schedule**

| | |
|-------------------------------------|--------------|
| BoT prof services & constr approval | 8/19 |
| design | 10/19 – 6/20 |
| BoT increase prof & constr approval | 2/20 |
| construction | 4/20 – 8/21 |
| opening – Coffey Fields | 9/20 |
| opening – Lincoln Field | 8/21 |

- **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
- this project is included in the FY 2020 Capital Investment Plan; the FY 2020 Capital Investment Plan will be amended to include design and construction of Lincoln Field

- **project scope**

- the original scope will improve Coffey Road Park to provide artificial turf fields, lighting, pedestrian paths, a multi-purpose lawn, stormwater management and a support building
- the additional scope requested for the Lincoln Field will add a second phase of construction for a new multi-sport recreation field with lighting
- the fields will provide flexible, programmed space for multiple sports including flag football, ultimate frisbee, intramural soccer and softball

- **approval requested**

- approval is requested to amend the FY 2020 Capital Investment Plan
- approval is requested to increase professional services and construction contracts

- **project team**

| | |
|-----------------------------|--------------------------|
| University project manager: | Pat Purtee |
| AE/design architect: | SmithGroup |
| CM at Risk: | Ruscilli Construction Co |



Project Data Sheet for Board of Trustees Approval

Frank Stanton Veterinary Spectrum of Care (SOC) Clinic

OSU-190900 (CNI# 19000093)

Project Location: Vernon Tharp Street / Coffey Road

- **approval requested and amount**

| | |
|--------------------------------|--------|
| increase professional services | \$0.3M |
| increase construction | \$1.7M |

- **project budget**

| | |
|-----------------------------|----------------|
| professional services | \$2.3M |
| construction | \$17.2M |
| total project budget | \$19.5M |

- **project funding**

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

- **project schedule**

| | |
|-------------------------------------|-------------|
| BoT prof serv/construction approval | 5/19 |
| design/bidding | 6/19 – 9/20 |
| construction | 5/20 – 5/21 |
| facility opening | 6/21 |

- **project delivery method**

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

- **planning framework**

- this project is included in the FY 2020 Capital Investment Plan; the plan will be amended to include \$2.0M for additional scope

- **project scope**

- the project will construct a 35,000 square foot freestanding community care veterinary clinic for primary care to enhance the clinical training of veterinary students and a learning center
- the facility will include teaching and clinical spaces, offices and support spaces
- the project cost has increased to complete shelled space on the second floor for an 80-seat classroom, additional parking lot work and additional costs for MEP work

- **approval requested**

- approval is requested to amend the FY 2020 Capital Investment Plan
- approval is increase professional services and construction contracts



- **project team**

| | |
|-----------------------------|--------------|
| University project manager: | Josh Kranyik |
| AE/design architect: | Davis Wince |
| CM at Risk: | Elford |

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 | <hr/> \$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**

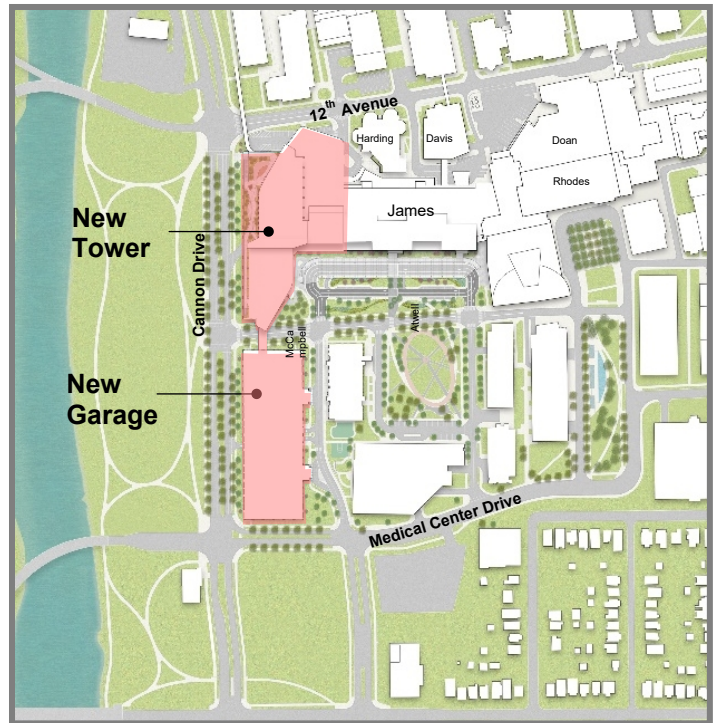
| | |
|------------------------------------|---------------------|
| BoT professional services approval | 2/18 |
| design/bidding | 3/18 – 12/20 |
| construction | fall 20 – spring 25 |
| facility opening | fall 25 |

- **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 a portion of additional design and enabling construction work; the FY 2020 Capital Investment Plan will be amended to include this request for 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

Instructional Science Buildings Deferred Maintenance

OSU-190264 (CNI# 18000170)

Project Location: Mendenhall Laboratory

Bolz Hall

Howlett Hall

Parks Hall

- **approval requested and amount**
construction w/contingency \$23.0M

- **project budget**
professional services \$2.0M
construction w/contingency \$23.0M

total project budget \$25.0M



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



- **project schedule**
BoT professional services approval 11/18
design/bidding 2/19 – 5/20
BoT construction approval 2/20
construction 5/20 – 1/22

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

- **planning framework**
 - the project is a result of an internal review/study of deferred maintenance resulting in a recommendation to invest in Instructional Science Buildings
 - this project is included in the FY 2019 Capital Investment Plan

- **project scope**
 - the project will renew mechanical, electrical and plumbing services in the selected buildings
 - Bolz Hall will install two new air handlers and heat exchangers
 - Mendenhall will install a new roof top chiller, chilled water pumps and two heat exchangers
 - Parks will upgrade mechanical systems and two new heat exchangers
 - Howlett is prioritizing items outlined in the assessment for consideration
 - phased completion dates will occur over years 2021 and 2022

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

-
- **project team**
University project manager: Bill Holtz
AE/design architect: Hasenstab Architects Inc
CM at Risk: Whiting-Turner Contracting Co

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)

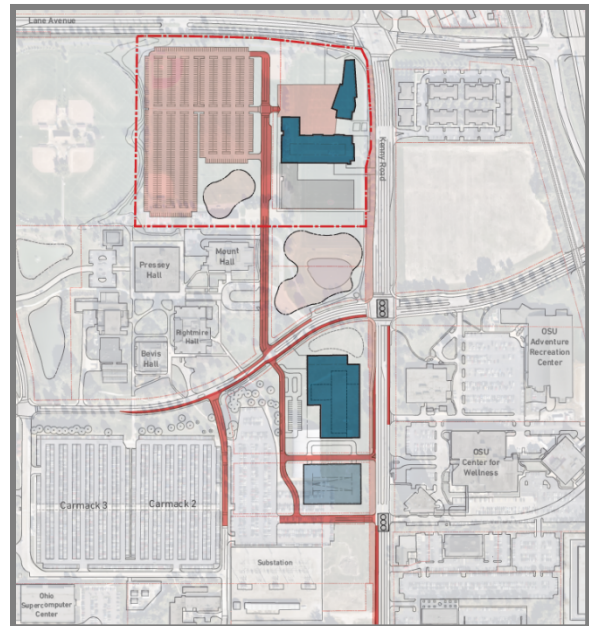
| | |
|------------------------------------|--------------|
| ○ project schedule | |
| BoT professional services approval | 8/19 |
| design/bidding | 1/20 – 3/21 |
| BoT construction approval | 2/20 |
| construction | 5/20 – 12/21 |

- **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: | |

Project Data Sheet for Board of Trustees Approval

Wooster Farm Operations Improvements

OSU-150019 (CNI# 12000104, 13000148, 14000022)

Project Location: Wooster/Wayne County, Ohio

- **approval requested and amount**
increase construction w/contingency \$0.9M

- **project budget**

| | |
|----------------------------|--------------|
| professional services | \$.4M |
| construction w/contingency | \$4.7M |
| <hr/> total project budget | <hr/> \$5.1M |



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

- **project schedule**

| | |
|---------------------------------|-------------|
| BoT prof serv & constr approval | 11/15 |
| design | 6/16 – 6/18 |
| construction | 9/18 – 6/20 |
| facility opening | 6/20 |

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

- **planning framework**
 - lean study completed to identify facility programming and process needs for the farm operations
 - three separate projects are included in the FY 2013, 2014 and 2015 Capital Improvement Plans

- **project scope**
 - this project will create a centralized facility to accommodate combined staff and equipment for the Wooster farms
 - this project will also create a new cattle holding care facility for teaching and office area
 - the farm equipment site encountered a large amount of unsuitable soils that required removal
 - the cattle holding building required relocation due to the discovery of a commercial grade building buried under the earth

- **approval requested**
 - approval is requested to increase construction contracts

-
- **project team**

| | |
|-----------------------------|----------------------------------|
| University project manager: | Derick Stadge |
| AE/design architect: | Baxter Hodell Donnelly & Preston |
| General Contractor: | Imhoff Construction Services Inc |

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY AND
THE UNION COUNTY COMMUNITY IMPROVEMENT CORPORATION**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with The Union County Community Improvement Corporation (CIC), an Ohio nonprofit agency, to document the value and permit the release of funds appropriated in the State Capital Bill for design and build-out of the Automotive and Mobility Innovation Center (AMIC), is proposed.

WHEREAS The Ohio State University was allocated \$1,500,000 in the 2019-20 State Capital Bill that is specifically designated for use by the Union County CIC; and

WHEREAS the Union County CIC will utilize the funds for the construction of lab, industrial and office space in Marysville, Ohio; and

WHEREAS The Ohio State University has an opportunity to expand its partnerships and activities in the Marysville area and would benefit from having a space locally to support a variety of engagements; and

WHEREAS the Union County CIC commits to making office space, meeting space and shop/lab space in the Union County CIC facilities available for the university's use; 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 Union County CIC facility for the term of the agreement; and

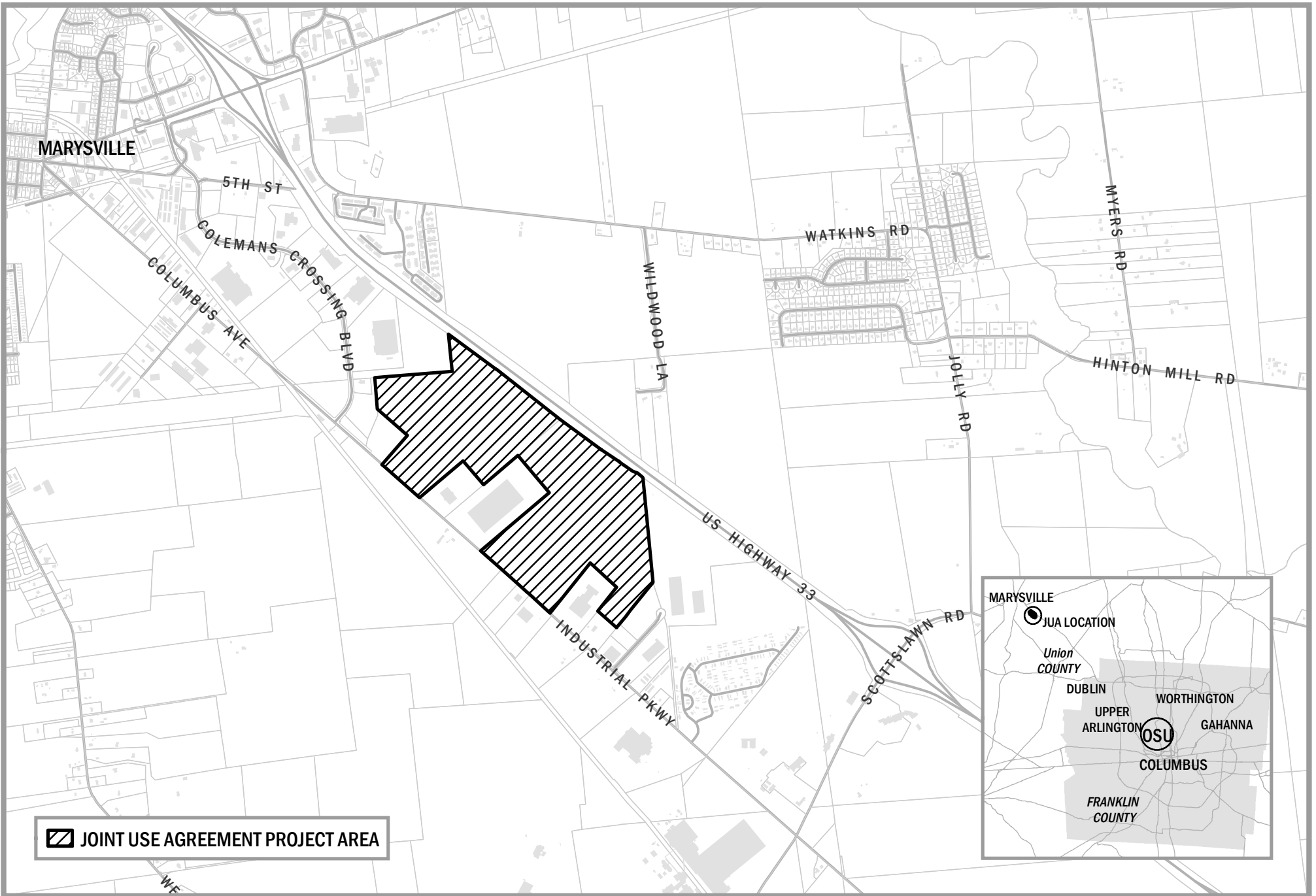
WHEREAS except for the funds used to cover the university's reasonable administrative costs related to the project, the funds provided under this JUA shall be used by the Union County CIC only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of the Union County CIC space will promote the university's mission to advance the well-being of the people of Ohio and the global community through the creation and dissemination of knowledge; and

WHEREAS before the state capital appropriation may be released to the Union County CIC, the Ohio Department of Higher Education requires that a Joint Use Agreement between the university and the Union County CIC be signed to document the value of the appropriation to the university 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 this Joint Use Agreement containing terms and conditions deemed to be in the best interest of the university.



 JOINT USE AGREEMENT PROJECT AREA

**JOINT USE AGREEMENT BETWEEN
 THE OHIO STATE UNIVERSITY
 AND THE UNION COUNTY COMMUNITY IMPROVEMENT CORPORATION
 33 INNOVATION PARK, MARYSVILLE, OHIO
 PARCEL IDS 2900230570000 AND 2900230580000**

Prepared By: The Ohio State University
 Office of Planning Architecture and Real Estate
 Issue Date: January 28, 2020
 The Ohio State University Board of Trustees

**APPROVAL FOR LONG-TERM GROUND LEASE AND
AMENDED DEVELOPMENT AGREEMENT**

LANE AVENUE AND CARMACK ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization is requested for entering into a long-term ground lease with SciTech, a not for profit corporation, upon which SciTech would perform certain site improvements to prepare the site for development of a medical research and manufacturing facility, which would be constructed as a subtenant to SciTech. The subject Development Parcel is located at the southwest corner of Lane Avenue and Carmack Road, Columbus, Ohio.

WHEREAS The Ohio State University seeks to lease approximately 7.8 +/- acres of unimproved real property located at the southwest corner of Lane Ave and Carmack Road, Columbus, Ohio ("Development Parcel"); and

WHEREAS the developed property will create additional benefits and collaborative opportunities for the university, provide greater economic enrichment and development within Ohio, and enhance the university's preeminence as a major research organization; and

WHEREAS the existing development agreement between The Ohio State University and SciTech will be amended to reflect additional land to be leased to SciTech, and such terms as are necessary to support the efficient development of subtenant's facilities; and

WHEREAS the Development Parcel will be separately described and leased to SciTech consistent with other development properties subject to the Development Agreement; and

WHEREAS the long-term ground lease of the Development Parcel and the amended development agreement are in the best interest of the university:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that President and/or the Senior Vice President for Business and Finance be authorized to take any action required to effect the execution of a long-term ground lease for a Development Parcel of approximately 7.8 +/- acres with SciTech in Columbus, Ohio for a term of 50 years, with renewal options, and annual base rent to be calculated based upon the proceeds from the physical development and sublease, and that they be authorized to take any action required to amend the development agreement accordingly between The Ohio State University and SciTech, each under such additional terms and conditions as shall be in the best interest of the State of Ohio and the university.

**APPROVAL FOR LONG-TERM GROUND LEASE AND
AMENDED DEVELOPMENT AGREEMENT
LANE AVENUE AND CARMACK ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University seeks to amend the development agreement with the Science and Technology Campus Corporation (Scitech) and subsequently enter into a ground lease with Scitech for approximately 7.8 acres. The ground lease will create a Development Parcel which can be subleased to support the development of a medical research and advanced manufacturing facility.

Scitech currently ground leases the majority of the 7.8 acres through a ground lease (The Original Ground Lease) and corresponding development agreement made effective in 1998, via resolution 98-77, with goals that include the desire to foster and encourage research and education linkages with business and to provide greater economic enrichment and development within Ohio. The new ground lease will add approximately 1.5 acres of adjoining property to Scitech's leased holding and will extend the term to 50 years, with renewal options, in order to allow Scitech to sublease the property for development.

Location and Description

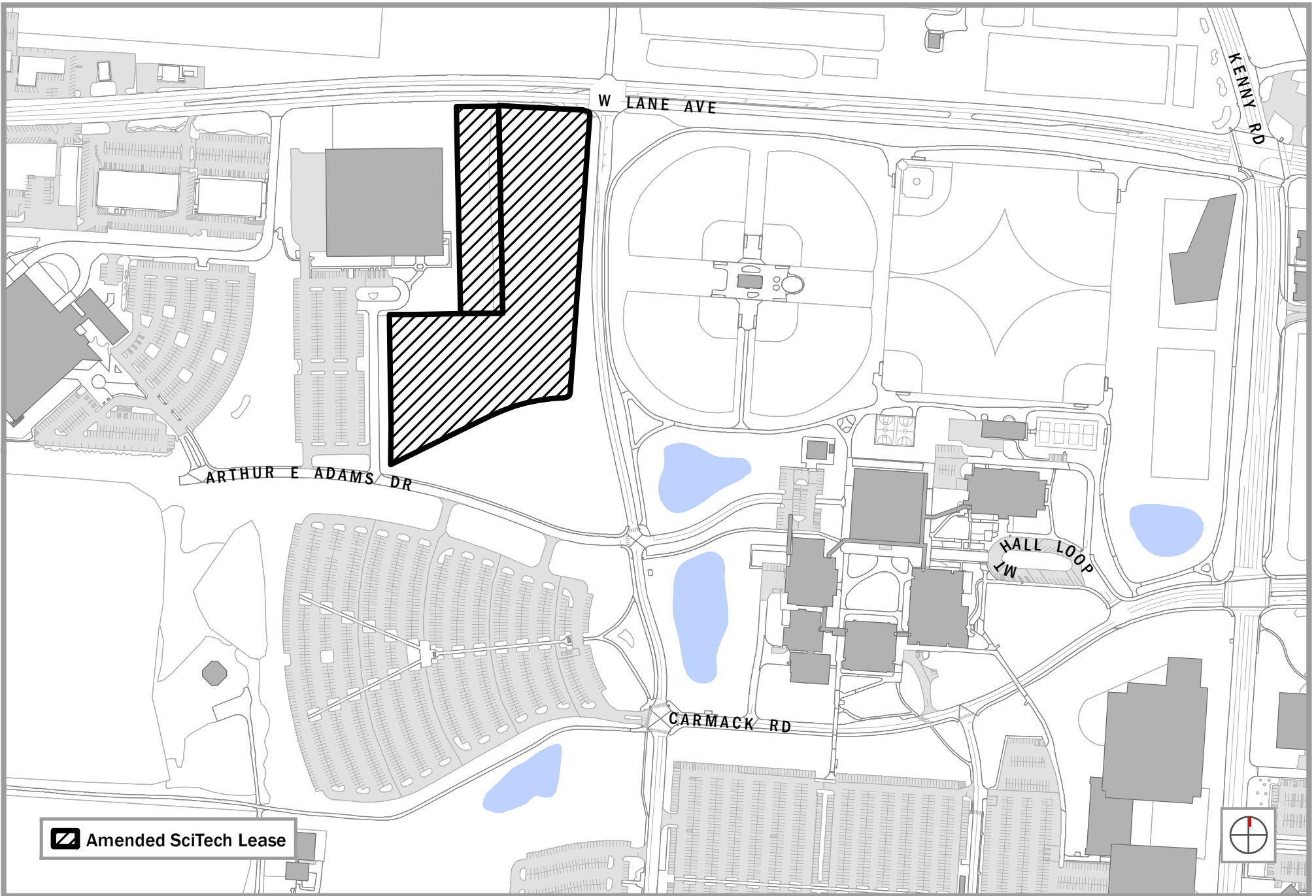
The subject property is located at the southwest corner of Lane Avenue and Carmack Road. The total site is comprised of approximately 7.8 acres and would be utilized for construction and operation of a medical research and advanced manufacturing facility.

Property History

A portion of the property (approximately 1.5 acres of vacant land) had been leased to Edison Welding Institute. Another portion of the property is currently used for Student Life athletic fields, which will be relocated. The remainder is currently undeveloped.

Lease of Real Property

Planning, Architecture and Real Estate recommends that the development agreement be amended and the ground lease approved to allow the 7.8 acre Development Parcel to be leased to Scitech for a term of 50 years, with renewal options, and with annual rent to be calculated based upon proceeds from the physical development and sublease, and such additional terms and conditions as shall be in the best interest of the State of Ohio and the university.



**LONG TERM GROUND LEASE AND AMENDED DEVELOPMENT AGREEMENT
 LANE AVENUE AND CARMACK ROAD
 COLUMBUS, FRANKLIN COUNTY, OHIO 43221**

Prepared By: The Ohio State University
 Office of Planning, Architecture and Real Estate
 Issue Date: February 7, 2020
 The Ohio State University Board of Trustees

APPROVAL FOR 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 Board of Trustees hereby approves the purchase of approximately 2.5 +/- acres of unimproved real property, located at Olentangy River Road; 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.

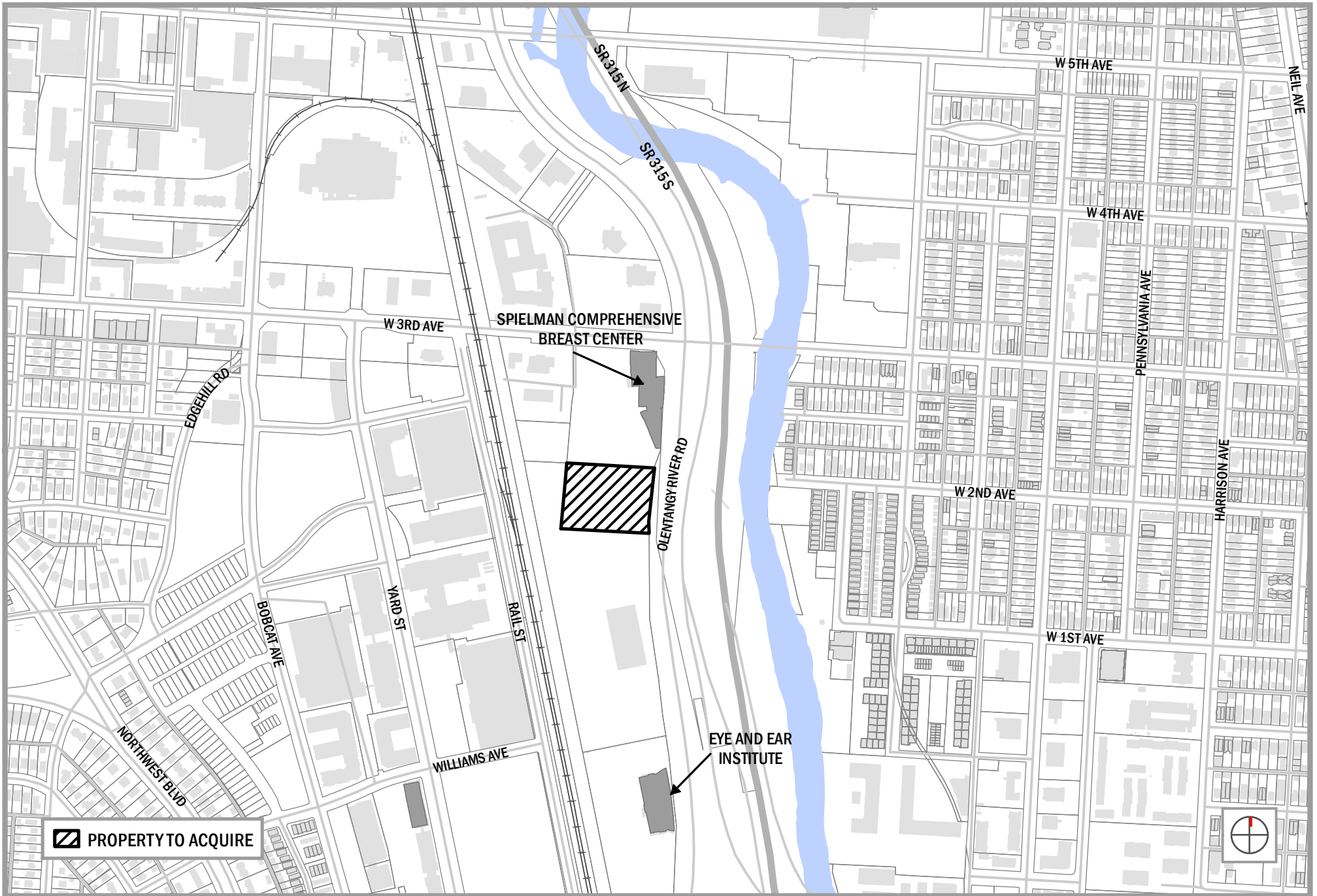
Location and Description

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.



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

APPROVAL FOR 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 Board of Trustees hereby approves the purchase of real property, located at 7706 Olentangy River Road; 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

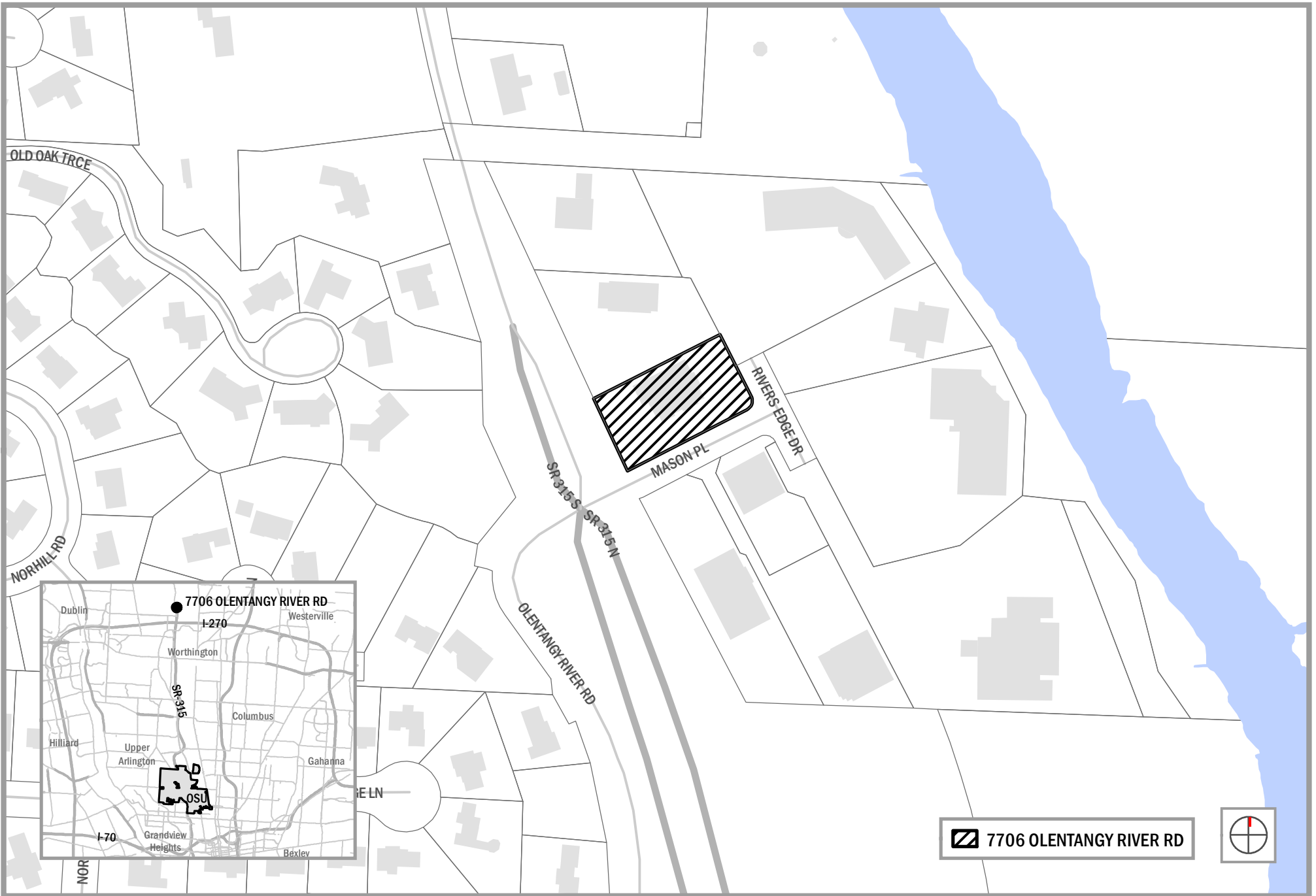
The affected property is located at 7706 Olentangy River Road, Columbus, Ohio 43235 and identified as Franklin County parcel number 610-233931. The site is improved with a single-story medical office building consisting of 4,756+ square feet constructed in 1996 and renovated in 2003. The building includes 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**

AUTHORIZATION TO GRANT A PERPETUAL SANITARY SEWER EASEMENT

**BETWEEN THE OHIO STATE UNIVERSITY AND THE CITY OF COLUMBUS
AT OHIO STATE EAST HOSPITAL IN COLUMBUS, OHIO**

Synopsis: Authorization to grant a perpetual sanitary sewer easement to the city of Columbus, Ohio ("City) at Ohio State East Hospital, is proposed.

WHEREAS a university construction project at Ohio State East Hospital required the relocation of a city of Columbus sanitary sewer line; and

WHEREAS the line was relocated and a 25-year easement was granted to the City for the relocated line; and

WHEREAS the City has requested to replace the 25-year term easement with a perpetual easement for this line with a 20-foot-wide easement area of approximately 0.067 acres:

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 approve, and the Ohio Department of Administrative Services be authorized to process, appropriate documents and grant this easement to the city of Columbus upon such terms and conditions as are in the best interest of the university.

**PERPETUAL SANITARY SEWER EASEMENT
BETWEEN THE OHIO STATE UNIVERSITY AND THE CITY OF COLUMBUS
OHIO STATE EAST HOSPITAL
COLUMBUS, OHIO
BOARD BACKGROUND**

Background

In 2019, OSU East Hospital engaged in an expansion project on the west side of the hospital. The expansion project impacted an existing City of Columbus (“City) sanitary sewer line that served the hospital. The line was relocated, and a 25-year Ohio Revised Code 123.01 easement was granted to the City for the relocated eight-inch line. The City has requested to replace the 25-year term easement with a perpetual easement for this line, and university staff support granting a perpetual easement.

Location and Description

The property impacted by the relocated sewer line and the proposed easement is Franklin County parcel identification numbers 010-210660 and 010-067001. The property is located within the City of Columbus and is part of the OSU East Hospital complex.

The monetary consideration for the proposed perpetual easement is \$1.00. The easement will be 20-feet wide and comprised of 0.067 acres. The City of Columbus will be responsible for all maintenance and operation of the sanitary sewer line within the easement area.

Easement Recommendation

Planning, Architecture and Real Estate (PARE) recommends granting the perpetual easement to the City of Columbus and that it be completed under terms and conditions in the best interest of the university. This action is being brought before the Board of Trustees because easements for terms greater than 25 years require board approval.



OHIO STATE EAST HOSPITAL PERPETUAL SEWER EASEMENT
1440 HAWTHORNE AVE
COLUMBUS, FRANKLIN COUNTY, OHIO 43203

Prepared By: The Ohio State University
 Office of Planning, Architecture and Real Estate/FITS
 Issue Date: January 16, 2020
 The Ohio State University Board of Trustees