



**SUMMARY OF ACTIONS TAKEN**

*February 26, 2020 - Wexner Medical Center Board Meeting*

**Voting Members Present:**

Leslie H. Wexner  
Abigail S. Wexner  
Cheryl L. Krueger  
Hiroyuki Fujita

John W. Zeiger  
Janet Porter  
Robert H. Schottenstein  
Cindy Hilsheimer

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

**Members Absent:**

Gary R. Heminger (ex officio)  
Stephen D. Steinour

W.G. "Jerry" Jurgensen  
Bruce A. McPherson (ex officio)

**PUBLIC SESSION**

The Wexner Medical Center Board convened for its 33rd meeting on Wednesday, February 26, 2020, in the Longaberger Alumni House, Sanders Grand Lounge. Board Secretary Jessica A. Eveland called the meeting to order at 9:03 a.m.

**Item for Action**

1. **Approval of Minutes:** No changes were requested to the November 20, 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 introduced the medical center's new Community Care Coach – a state-of-the-art mobile health unit that brings primary care, OB/GYN care, health screenings and other services directly to our patients in their own neighborhoods. Dr. Paz also shared that the medical center was recently named 4th in the country by Forbes Magazine on their list of "Best Employers for Diversity." He also highlighted impressive increases in our health sciences research funding and national research rankings, as well as a \$10 million commitment to the university from the Harry T. Mangurian Foundation that will support a number of key university priorities, including the new Interdisciplinary Research Facility.
3. **Vaping-Related Research and Clinical Programs:** Dr. Amy Fairchild, Dean of the College of Public Health, and Dr. Peter Mohler, Vice Dean for Research for the College of Medicine, gave a presentation on the national vaping public health challenge and detailed some of the extensive research efforts here at Ohio State related to vaping. Dr. Andy Thomas, the medical center's Chief Clinical Officer, also described a number of our related clinical programs, including the launch of a new hotline (366-VAPE) to help connect people with treatment options and programs.
4. **Wexner Medical Center Financial Report:** Mark Larmore shared that, overall, the financial health of our medical center is very strong. Our operating margin is at about 6.3% and our adjusted admissions are currently up 11.3% over last year.
5. **James Cancer Hospital Report:** Dr. William Farrar shared updates regarding the great work going on at the James Cancer Hospital. The Comprehensive Cancer Center recently submitted its renewal application for the National Cancer Institute core grant, which if renewed, would provide the cancer center with approximately \$32 million in federal funds over the next five to seven years. A site visit will occur in May 2020 and the results of the grant application will be shared this fall. Dr. Farrar also shared information regarding a new cancer drug take-back program designed to reduce the financial burden for cancer patients and save lives. He also highlighted the successful kickoff for the 2020 Pelotonia ride campaign, as well as the tremendous outcome of the Buckeye Cruise for Cancer, which raised \$4.5 million — an increase of more than \$1 million from last year, all of which goes to support cancer research at the James.



**Items for Action**

6. Resolution No. 2020-66, 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/increase professional services contracts and enter into/increase construction contracts for the following projects; and:

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

	Construction Approval Requested	Total Requested	
<b>West Campus Infrastructure Phase 1</b>	\$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.

(See Attachment IX for background information, page 877)

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



**Items for Action (continued)**

7. Resolution No: 2020-67, Recommend for Approval the Acquisition of Vacant Land

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.

(See Attachment X for background information, page 899)

8. Resolution No: 2020-68, Recommend for Approval the Acquisition of Real Property

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.

(See Attachment XI for background information, page 901)



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

**EXECUTIVE SESSION**

It was moved by Mr. Zeiger, and seconded by Dr. Fujita, that the board recess into executive session to consider business-sensitive trade secrets required to be kept confidential by federal and state statutes, and to discuss personnel matters involving the appointment, promotion, employment and compensation of public officials, which are required to be kept confidential under Ohio law.

A roll call vote was taken and the board voted to go into executive session, with the following members present and voting: Mr. Wexner, Ms. Krueger, Dr. Fujita, Mr. Zeiger, Dr. Porter, Mr. Schottenstein, Ms. Hilsheimer, Dr. Drake, Dr. Paz and Mr. Papadakis. Mrs. Wexner was not present for this vote.

The board entered executive session at 10:07 a.m. and the board meeting adjourned at 1:16 p.m.

# WEXNER MEDICAL CENTER BOARD PROJECTS RECOMMENDED FOR APPROVAL

—  
February 26, 2020



**THE OHIO STATE UNIVERSITY**

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## WEST CAMPUS INFRASTRUCTURE PHASE 1

### INNOVATION DISTRICT AND AMBULATORY IMPROVEMENTS

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



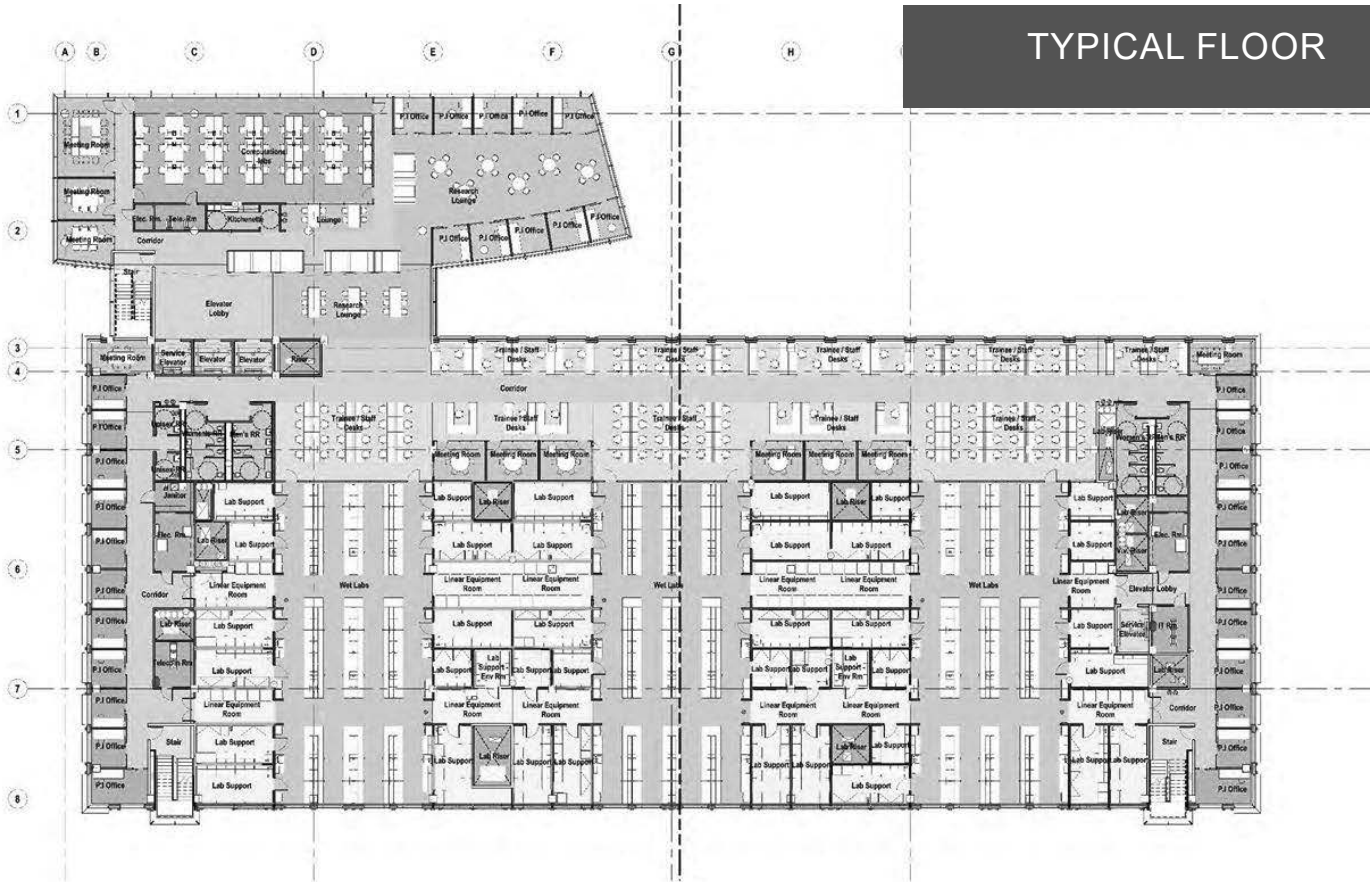
THE OHIO STATE UNIVERSITY

# **INTERDISCIPLINARY RESEARCH FACILITY**





# TYPICAL FLOOR



## PROJECT SCOPE



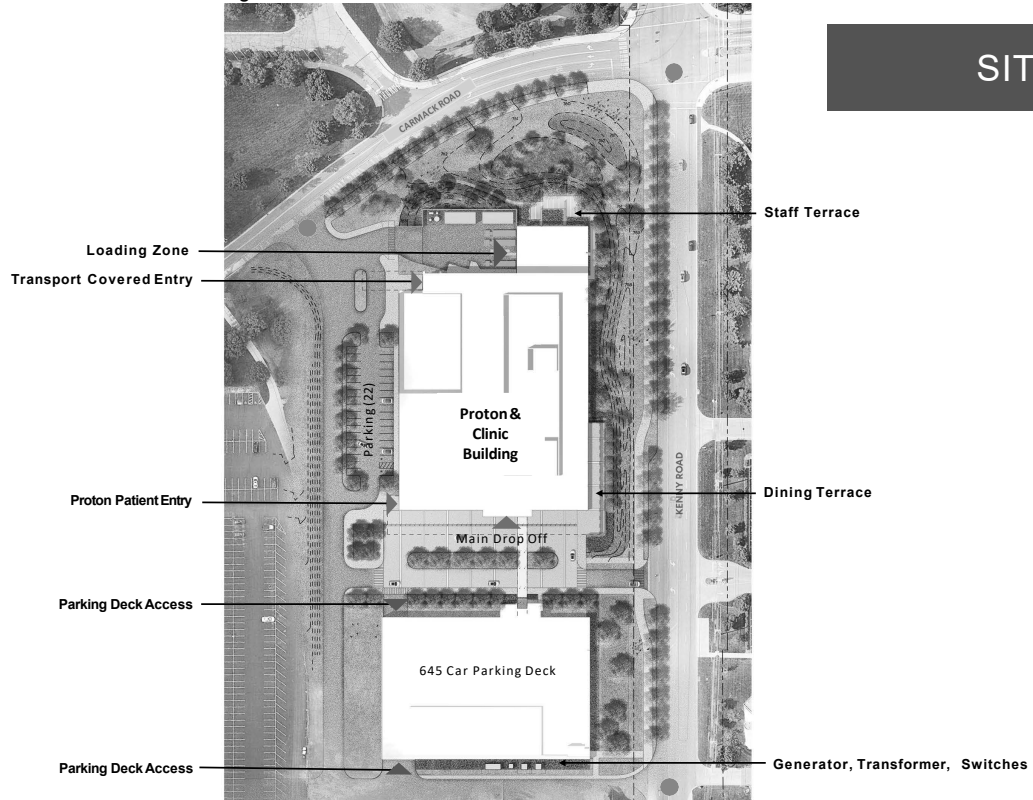
- 306,000 square feet
- 140 wet labs
- 40 computational labs
- Pelotonia Institute for Immuno-Oncology
- Shared plaza for events and collaboration



THE OHIO STATE UNIVERSITY










# **OUTPATIENT CARE WEST CAMPUS Proton Therapy & Site Preparation**

# SITE PLAN

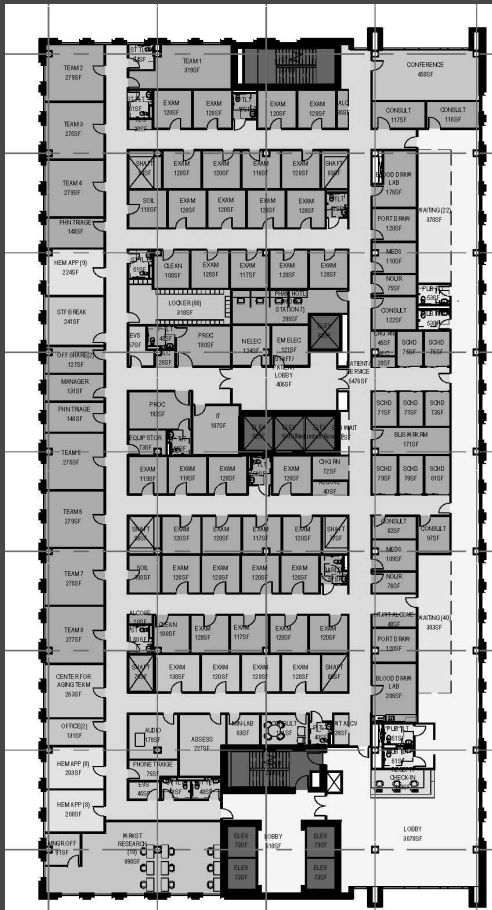




# PROGRAM – FIRST FLOOR

-  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
- CLINICS 1 - GU/URO
- CLINICS 2- ORTHO/HEM
- MECH/ELEC/IT
- STAFF CIRCULATION
- VERTICAL CIRCULATION

# OUTPATIENT CARE DUBLIN

# SITE PLAN





# VIEW FROM COURTYARD



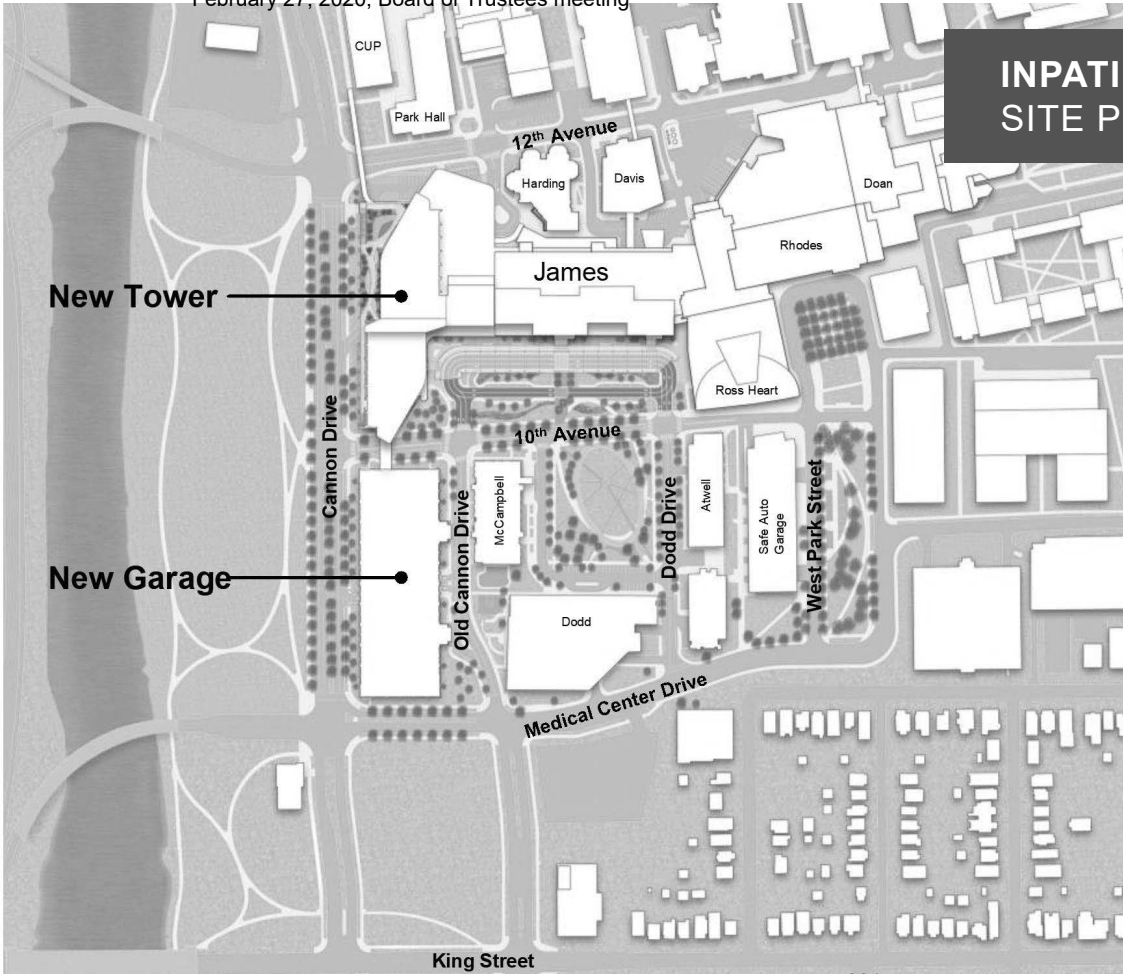
VIEW OF ENTRY



# INPATIENT HOSPITAL AND GARAGE SITE PLAN

New Tower

New Garage



THE OHIO STATE UNIVERSITY

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
<b>total project budget</b>	<b>\$237.5M</b>
  
- **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



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- **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 – 4<sup>th</sup> 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
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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

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- **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
<b>total project budget</b>	<b>\$161.2M</b>



- **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**
  - 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
  - consistent with the strategic plans of the University and Wexner Medical Center to provide medical services within community-based ambulatory facilities

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

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- **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
<b>total project budget</b>	<b>\$343.7M</b>

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

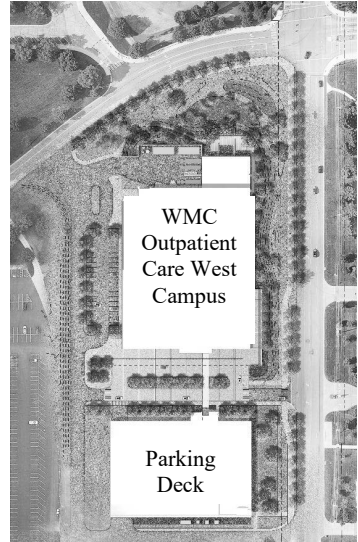
- **project schedule**

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

- **project scope**
  - the project will construct an approximately 385,000 square foot cancer-focused ambulatory facility, including a surgical center, proton therapy, and medical office space
  - the proton therapy facility is the first of its kind in Central Ohio, focusing on leading edge cancer treatments and research on flash technology
  - 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.
  - 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
  - the project will also include a 640-space parking garage



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- **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

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### **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

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- **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: 10<sup>th</sup> 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
<b>total project budget</b>	<b>TBD</b>

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

- **project schedule**

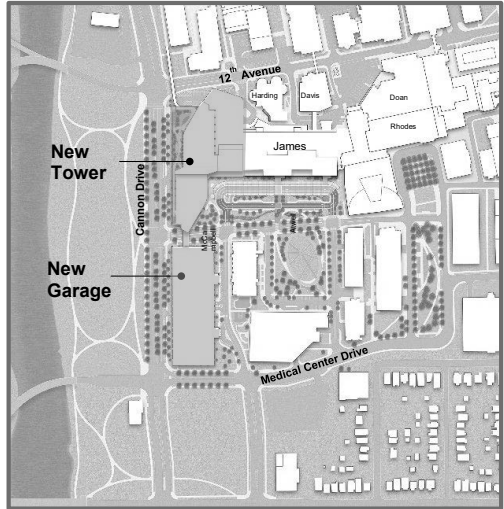
BoT professional services approval	2/18
design/bidding	3/18 – 12/20
construction	fall 20 – spring 25
facility opening	fall 25

- **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

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

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

- **project schedule**

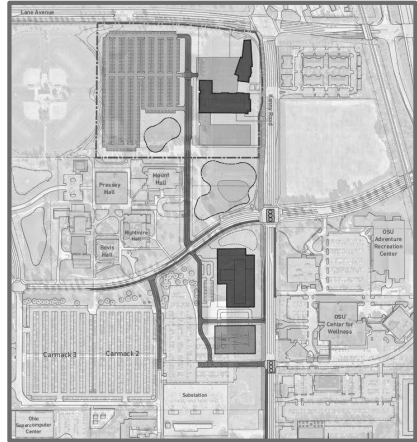
BoT professional services approval	8/19
design/bidding	1/20 – 3/21
BoT construction approval	2/20
construction	5/20 – 12/21

- **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:	

## Attachment X

### **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**

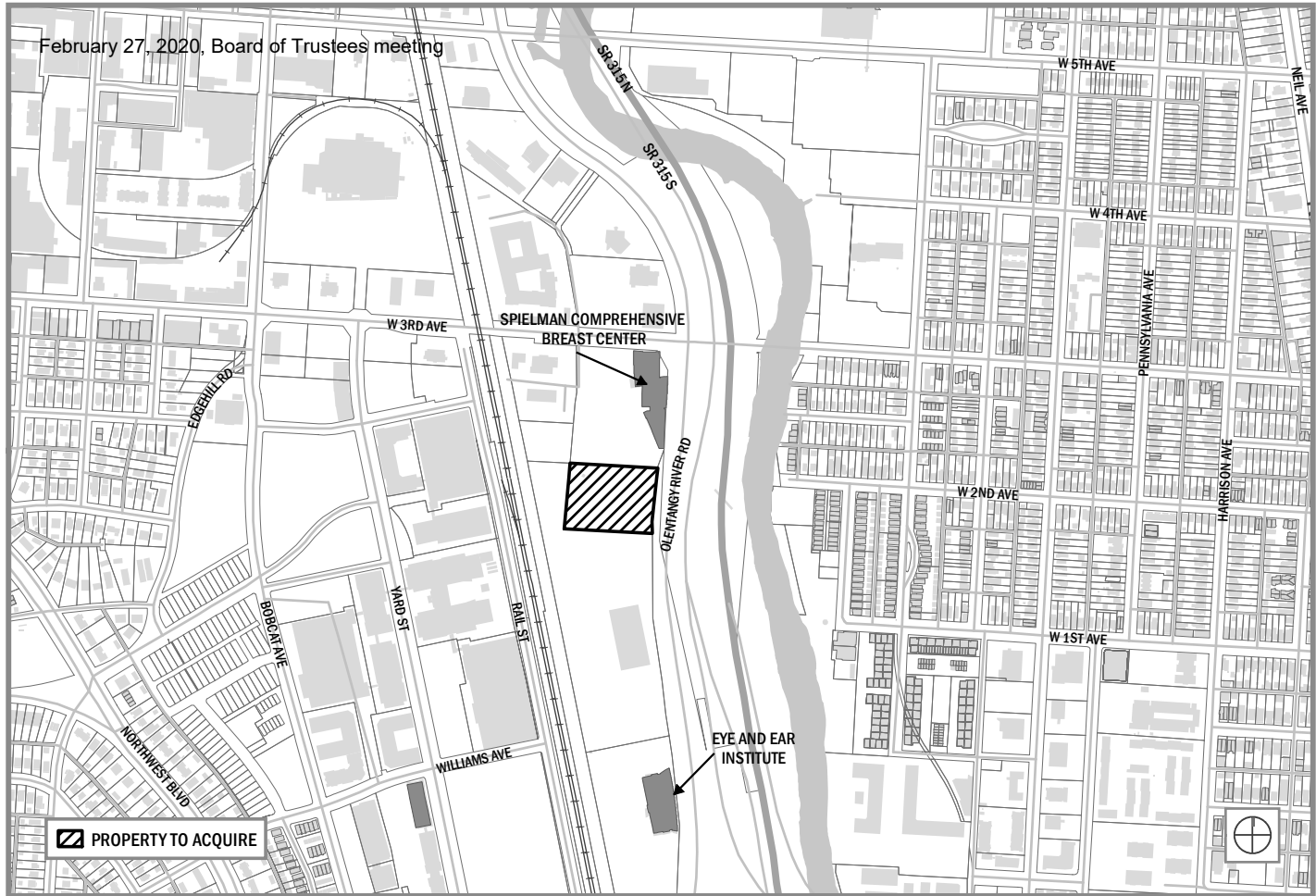
The parcel to be acquired, identified as county parcel 010-288227, is zoned Commercial and is part of a larger tract of land, commonly known as Gowdy Field. The site is highly visible and well-located in the center portion of the Gowdy Field land parcel that parallels State Route 315 and is approximately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

February 27, 2020, Board of Trustees meeting



 PROPERTY TO ACQUIRE

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

Attachment XI

**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).

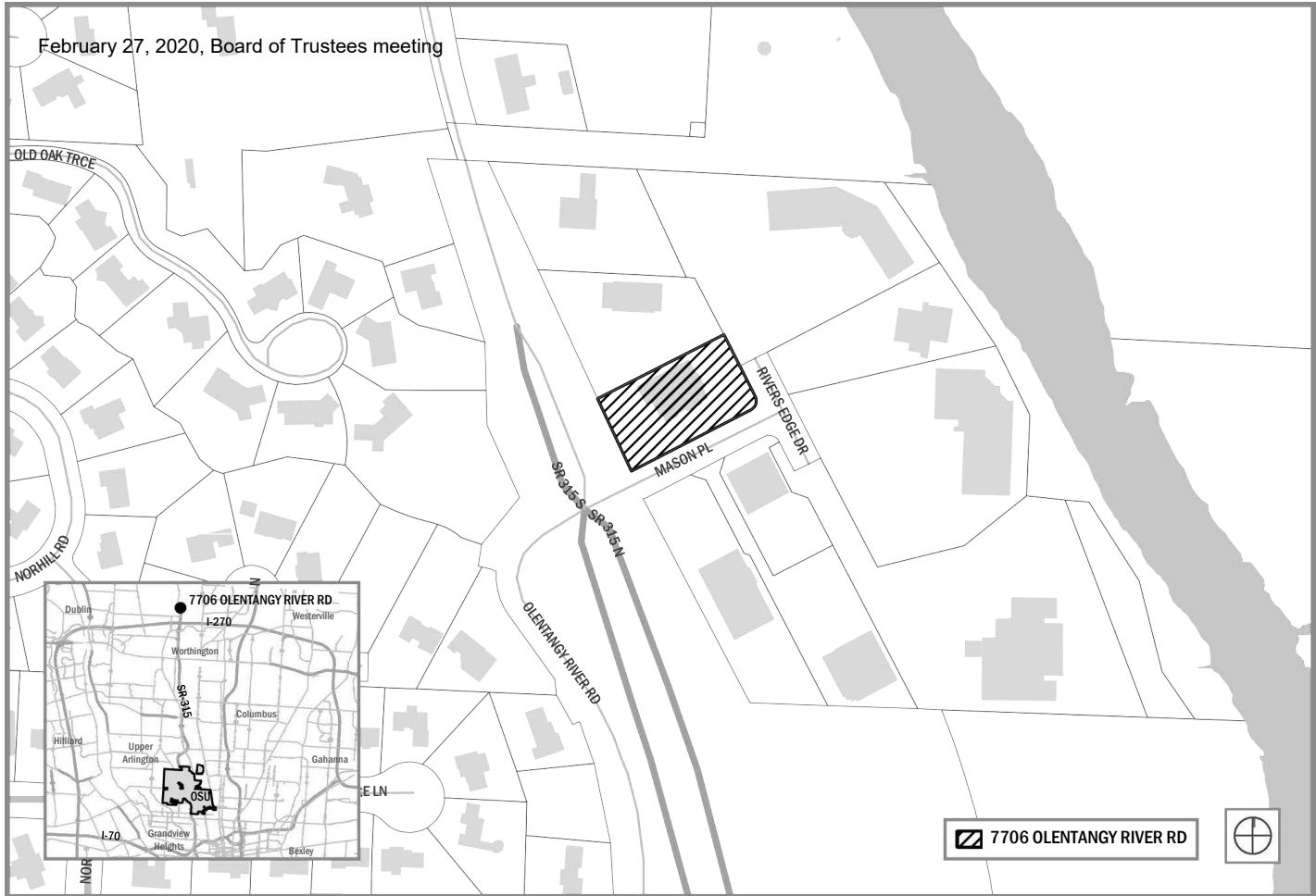
**Property History**

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.

February 27, 2020, Board of Trustees meeting



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