

WEDNESDAY, AUGUST 26, 2020
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

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

Location: Zoom Meeting

Time: 1:00-2:45pm

Public Session

ITEMS FOR DISCUSSION

- | | |
|--|-------------|
| 1. <i>Committee Charter Review – Alex Fischer, Jay Kasey</i> | 1:00-1:10pm |
| 2. <i>Physical Environment Scorecard – Jay Kasey</i> | 1:10-1:15pm |
| 3. <i>Major Project Updates – Mark Conselyea</i> | 1:15-1:25pm |
| 4. <i>Design Review: Outpatient Care West Campus – Keith Myers</i> | 1:25-1:35pm |

ITEMS FOR ACTION

- | | |
|--|-------------|
| 5. FY21 Capital Investment Plan – Jay Kasey, Mike Papadakis | 1:35-1:45pm |
| 6. Ohio State Energy Partners Capital Plan – Jay Kasey, Mike Papadakis, Scott Potter | 1:45-1:55pm |
| 7. Authorization to Increase Professional Services and Construction Contracts
– Mark Conselyea | 1:55-2:00pm |
| 8. Approval for Sale of Real Property: Noble County – Keith Myers | 2:00-2:05pm |
| 9. Approval for Roadway Easement – Keith Myers | 2:05-2:10pm |
| 10. Approval of a Recognition, Non-Disturbance and Attornment Agreement –
Keith Myers | 2:10-2:15pm |
| 11. Approval to Enter into a Joint Use Agreement: Raemelton Equestrian Therapy Center
– Keith Myers | 2:15-2:20pm |

Executive Session



Master Planning & Facilities Committee Charter

Purpose of Committee

The Master Planning and Facilities Committee is a standing committee of The Ohio State University Board of Trustees established to consider and make recommendations for action by the board relating to the physical environment to advance the university's academic mission and strategic goals. The Committee will review and recommend for approval real estate matters and the planning, design and construction activity of the university, including the Wexner Medical Center, consistent with Board policy. Matters of university safety and security and emergency preparedness and response will also be considered by the committee.

Committee Authority and Responsibilities

In furtherance of its purpose set forth above, the committee shall have the following authority and responsibilities:

- Guide an integrated approach to project planning and implementation by ensuring that the strategic, physical and financial goals of the university are aligned.
- Review and recommend for approval the university's annual Capital Investment Plan.
- Review and recommend for approval Ohio State Energy Partners utility system Capital Improvement Plan and associated fiscal year projects.
- Serve as stewards of the campus master plan and district plans. Reviews and approves updates to the campus master plan and other significant plans related to transportation, open space, facilities improvements, or other matters pertaining to the physical environment.
- Review and recommend for approval any planning study (including any feasibility, technical, siting or other planning study) estimated to cost more than \$250,000.
- Review and recommend for approval the design and construction of capital projects greater than \$4M
- At each board meeting, reviews the budget and schedule status of all major capital projects over \$20M
- Review the program and design of major capital projects at appropriate phases.
- Review and recommend for approval real estate matters including any purchase or sale of real property.
- Review and recommend for approval leases of real property by the university with a present lease value of greater than \$10M.
- Review and recommend for approval easements granted to another party for use of university property for a term greater than 25 years.
- Any other matter assigned to the committee by the board or the chair of the board

Committee Meetings

The committee generally shall meet in conjunction with the regularly scheduled meetings of the full board, and at such other times and places as it deems necessary to carry out its responsibilities.

A majority of the voting members of the committee shall be present in person at any meeting of the committee in order to constitute a quorum for the transaction of business at such meeting.



Master Planning & Facilities Committee Charter

Committee Membership

All members of the committee, as well as the committee chair and vice chair, shall be appointed by the chair of the board. The chair and vice chair of the committee shall be trustees or charter trustees. Trustees, student trustees, charter trustees and non-trustee committee members shall all be voting members of the committee.

The committee shall consist of at least three trustees and no more than three non-trustee committee members, with majority membership by trustees at all time. Each member of the committee shall serve for such term or terms as the chair of the board may determine or until his or her earlier resignation, removal or death.

Staff and Other Support

Primary staff support for the committee shall be provided by the Office of Administration and Planning. Further, the committee shall obtain advice and assistance as needed from internal or external consultants, legal counsel, or relevant planning, design or real estate experts.

University Bylaws

The provisions of this charter are intended to comport with the bylaws of the university. To the extent that these provisions conflict, the university bylaws shall control.

PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY19 YTD)	FY20 Year-To-Date				FY20 Annual Target (Budget)	Comments
		Actual	Target (Budget)	Target %Var	Actual vs Target		
A. FINANCIAL							
1. A&P Tot. Operating Expenses (General & Earnings Funds)	\$146,288,021	\$142,312,236	\$153,833,382	-7.5%	—	\$153,833,382	
B. OPERATIONAL							
1. %Total Projects Completed on Time	78.9%	78.2%	90.0%	-13.1%	—	90.0%	
2. %Total Projects Completed on Budget	97.4%	97.3%	90.0%	8.1%	—	90.0%	
3. Capital Investment Program Spend *	\$474.6	\$598.7	\$808.1	-25.9%	▽	\$808.1	Metric is measured Quarterly, showing 4th Quarter FY20 Values; in Millions
4. Facility Condition Index % - Conditioned Academic/Research Bldgs	74.2%	74.5%	80.0%	-6.8%	—	80.0%	Avg. composite FCI to-date.
5. CABS Riders	4,771,587	3,895,778	4,589,000	-15.1%	▽	4,589,000	The reduction in trend is due to OSU-wide COVID-19 precautions.
6. All Parking Garage Peak Time Occupancy % **	80.4%	64.5%	80.0%	-19.4%	△	80.0%	YTD (Jul-Jun) Occup%: Transient= 56.1%, Permit= 72.3%, Mixed= 62.6%
7. WMC Parking Garage Peak Time Occupancy % **	91.4%	81.0%	80.0%	1.3%	△	80.0%	YTD (Jul-Jun) Occup%: Transient=76.8%, Permit= 83.8%, Mixed= 82.5%
8. Sum of Daily Temporary Parking Space Closures	10,312	20,730	20,000	3.7%	△	20,000	Projects driving closures: MM Visitor Parking, 600 Ackerman Generator, 12th Ave Garage Arnoff Dock, Mirror Lake, Sisson Lot (ENGIE), Enarson Roof, Vet Med Ctr Tharp Rd Visitor lot, & Service Annex Remodel
9. WOSU Broadcast Audience (Viewers, Listeners)	569,758	640,358	569,758	12.4%	—	569,758	Budget is based on last FY actuals. YTD adjusted to reflect changes that began October 2019 for Nielsen's TV parameter system resulting in better household viewing audience data.
10. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	8,346,796	12,957,934	8,346,796	55.2%	△	8,346,796	Unique Visitors are up 2M from last fiscal year and Video Views are up 1.3M. Streaming is up 1.2M for 89.7 NPR News and 181k for Classical 101 from last fiscal year.
C. SAFETY							
1. EHS Recordable Accident Rate (CYTD):	1.36	0.80	2.00	-60.0%	△	2.00	2020 Calendar YTD
2. Major On-Campus Crimes (burglary, assault, arson, etc.)	104	81	120	-32.5%	—	120	Record Mgmt Sys. Data unaudited at time of retrieval
3. Avg. Response time to In-Progress Calls for Svc	3:33	3:48	5:00	-23.9%	▽	5:00	Record Mgmt Sys. Data unaudited at time of retrieval
4. Traffic Accidents Injury	32	21	31	-32.3%	▽	31	Record Mgmt Sys. Data unaudited at time of retrieval
5. Traffic Accidents Non-Injury	206	125	215	-41.9%	△	215	Record Mgmt Sys. Data unaudited at time of retrieval
6. Off-Campus Crime Statistics	1,940	1,390	1,940	-28.4%	—	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 85% + or - 5% pts., with an additional 5% pt. Yellow range in both directions. Peak time measured on weekdays between 12:30 and 1:30 p.m.

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



THE OHIO STATE UNIVERSITY

Major Project Updates

Projects Over \$20M

August 2020



PROJECT STATUS REPORT CURRENT PROJECTS OVER \$20M

PROJECT	CONS COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		Des	Con			
Mars G. Fontana Laboratories (BMEC)	7/2020	✓	✓	\$59.1M		
OSU East – West Wing Expansion Renovation	8/2020	✓	✓	\$26.0M		
Wooster – New Laboratory Building	9/2020	✓	✓	\$33.5M		
Optometry Clinic and Health Sciences Faculty Office Bldg	10/2020	✓	✓	\$35.9M		
Ty Tucker Tennis Center	10/2020	✓	✓	\$23.1M		
Postle Partial Replacement	12/2020	✓	✓	\$95.0M		
WMC Inpatient Hospital – Central Sterile Supply	12/2020	✓	✓	\$45.3M		
Newark – John & Mary Alford Ctr for Sci and Technology	3/2021	✓	✓	\$32.0M		
WMC Inpatient Hosp Garage, Infr & Roadwork	3/2021	✓	✓	\$99.9M		
WMC Outpatient Care New Albany	6/2021	✓	✓	\$137.9M		
Dodd – Parking Garage	5/2022	✓	✓	\$33.3M		
WMC Outpatient Care Dublin	7/2022	✓	✓	\$161.2M		
Celeste Lab Renovation	8/2022	✓	✓	\$31.1M		
Interdisciplinary Research Facility	5/2023	✓	✓	\$237.5M		
WMC Outpatient Care West Campus	11/2022	✓	✓	\$343.7M		
Interdisciplinary Health Sciences Center	TBD	✓	✓	\$155.9M		
Newton – Renovation and Addition	TBD	✓	✓	\$25.3M		

Key: On track Watching closely Not on track Modified Scope/Paused



PROJECT STATUS REPORT CURRENT PROJECTS OVER \$20M

PROJECT	CONS COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		Des	Con			
Instructional Sciences Renewal and Deferred Maint. (Bolz and Parks Halls only)	11/2021	✓	✓	\$25.0M		
Arts District (School of Music only)	1/2022	✓	✓	\$161.6M		
Controlled Environment Food Prod. Research Complex	TBD	✓	✓	\$35.0M		
Lacrosse Stadium	TBD	✓		\$20.0M		



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

Punch list is being completed and occupants have started moving into the building.

 On Time

 On Budget



OSU EAST – WEST WING EXPANSION/ RENOVATION

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

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

PROJECT FUNDING

auxiliary funds

CURRENT PROJECT BUDGET

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

CONSULTANTS

architect of record	Moody Nolan
CM at Risk	Elford

PROJECT SCHEDULE

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

PROJECT UPDATE

Phase 1, new building addition, completed 4/2020. Exterior paving is complete and landscaping work is ongoing. Phases 2-4, existing building renovation, are ongoing and will be completed in 8/2020. The facility will open 9/2020.

 On Time

 On Budget



WOOSTER – NEW LABORATORY BUILDING



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

PROJECT FUNDING

university funds; state appropriations

CURRENT PROJECT BUDGET

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

CONSULTANTS

architect of record	Hasenstab
CM at Risk	Elford



PROJECT SCHEDULE

BoT approval	1/17
construction	10/18-9/20
facility opening	10/20

PROJECT UPDATE

The building is completing interior finishes, starting site work and the occupants will be moving in in October. The work in the chiller plant and supporting buildings is complete.

On Time

On Budget



OPTOMETRY CLINIC AND HEALTH SCIENCES FACULTY OFFICE BUILDING

Construct a building located at the corner of 11th 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

Window installation is complete. Exterior paneling and masonry are nearly complete. Interior paint, carpet and casework are in process.



 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	\$23.1M

CONSULTANTS

architect of record	Moody Nolan
CM at Risk	Barton Malow

PROJECT SCHEDULE

BoT approval	8/18
construction	9/19-9/20
facility opening	10/20

PROJECT UPDATE

Drywall is on-going on the first and mezzanine floors. Tile is being installed in the bathrooms. Sports liner is being installed. East side masonry is ongoing and electric gear start-up is complete.



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	6/18-12/20
facility opening	TBD

PROJECT UPDATE

Interior framing and finishes and mechanical/electrical/plumbing are progressing. The university is evaluating the revised schedule and cost impacts due to the vacuum piping redesign. Dental and sterilization equipment installation has started and the transition consultant is working with the college and project team to coordinate equipment installs and moves.

 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	7/19-12/20
facility opening	1/21

PROJECT UPDATE

Interior wall framing and roof work are complete. Major equipment is being installed. Interior MEP work is ongoing.



 On Time

 On Budget



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; fundraising

CURRENT PROJECT BUDGET

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

CONSULTANTS

architect of record	DesignGroup
CM at Risk	Smoot



PROJECT SCHEDULE

BoT approval	8/18
construction	7/19-3/21
facility opening	4/21

PROJECT UPDATE

Exterior enclosure and interior framing are ongoing

 On Time

 On Budget



WMC INPATIENT HOSPITAL GARAGE, INFRASTRUCTURE & ROAD WORK

The project will construct a 1,887-space parking garage west of McCampbell Hall. 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	\$99.9M

CONSULTANTS

architect of record	HDR
CM at Risk	Walsh-Turner

PROJECT SCHEDULE

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

PROJECT UPDATE

Concrete deck pours are complete. Precast installation is on going. Garage construction will be phased with approximately 1,741 spaces opening in 11/2020, and the remainder open by 3/2021.

On Time

On Budget



WMC OUTPATIENT CARE NEW ALBANY

Construct an approximately 251,000 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	7/19-6/21
facility opening	8/21

PROJECT UPDATE

Mechanical rough in continues through the third floor of the medical office building (MOB) and the first floor of the ambulatory surgery center (ASC). Exterior air and water barrier is complete on the ASC and exterior insulation continues to progress on the MOB. The bases for site lighting have been completed.



 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	10/20-5/22
facility opening	5/22

PROJECT UPDATE

Criteria design is underway; design builder selection is underway.

 On Time

 On Budget



WMC OUTPATIENT CARE DUBLIN

Construct an approximately 272,000-square foot ambulatory building that will include ambulatory surgery, endoscopy, primary care, specialty medical and surgical skills, and related support

PROJECT FUNDING

auxiliary funds

CURRENT PROJECT BUDGET

construction w/cont	\$105.0M
total project	\$161.2M

CONSULTANTS

architect of record	DLR/WRL
CM at Risk	Corna/Kokosing

PROJECT SCHEDULE

BoT approval	5/19
construction	7/20-7/22
facility opening	9/22

PROJECT UPDATE

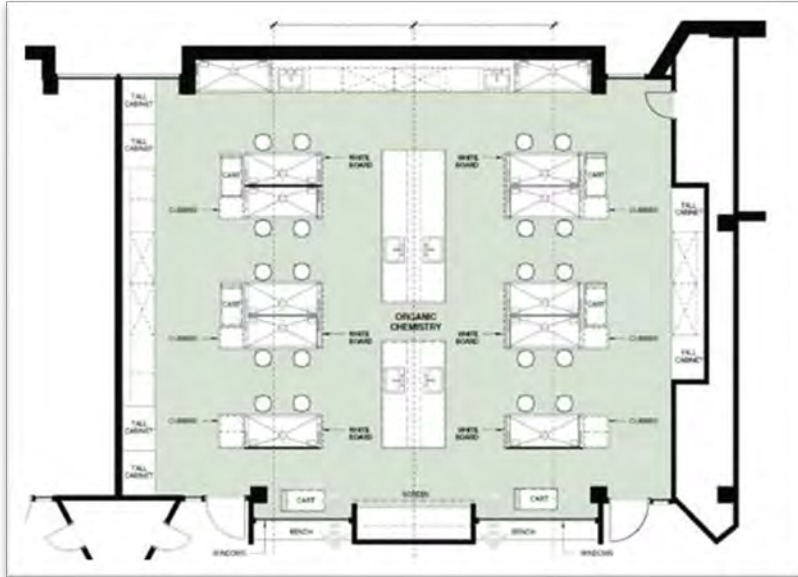
Construction has begun on site with site clearing and mobilization activities.



On Time



On Budget



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	7/20-8/22
facility opening	8/22

PROJECT UPDATE

Construction abatement, demolition, and air handling unit replacements have begun.

On Time

On Budget



INTERDISCIPLINARY RESEARCH FACILITY

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. The facility will also include a 55,000-square foot exterior plaza to provide collaborative space for the district.

PROJECT FUNDING

auxiliary funds; university debt; fundraising; university funds

CURRENT PROJECT BUDGET

construction w/cont	\$213.4M
total project	\$237.5M

CONSULTANTS

architect of record	Pelli Clarke Pelli
CM at Risk	Whiting Turner/Corna Kok

PROJECT SCHEDULE

BoT approval	11/17
construction	8/20-5/23
facility opening	6/23

PROJECT UPDATE

Construction Documents are being finalized. Site mobilization to begin in August.

 On Time

 On Budget



WMC OUTPATIENT CARE WEST CAMPUS

Construct an approximately 385,000-square foot ambulatory facility including a surgical center, proton therapy, and medical office space. The proton therapy facility will focus on cutting-edge cancer treatments and research in flash technology. The facility will also include a 640-space parking garage.

PROJECT FUNDING

auxiliary funds

CURRENT PROJECT BUDGET

construction w/cont	\$215.4M
total project	\$343.7M

CONSULTANTS

architect of record	Perkins & Will
CM at Risk	BoldtLinbeck

PROJECT SCHEDULE

BoT approval	11/18
construction	7/20-11/22
facility opening- ambulatory	3/23
facility opening – proton	6/23

PROJECT UPDATE

Project is completing construction documents



On Time



On Budget



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	Resumes 8/20
facility opening	TBD

PROJECT UPDATE

This project, previously on hold due to the uncertainty of COVID-19, received approval to remobilize and begin construction activities. The project team is working to finalize a revised schedule.



On Time

On Budget



NEWTON – RENOVATION AND ADDITION

Construct an addition of approximately 35,000 sf to the south that will include flexible classrooms, information learning spaces and offices.

PROJECT FUNDING

department funds; fundraising; university debt; state funds

CURRENT PROJECT BUDGET

construction w/cont	\$21.8M
total project	\$25.3M

CONSULTANTS

architect of record	Meacham & Apel
CM at Risk	Ruscilli

PROJECT SCHEDULE

BoT approval	2/18
construction	TBD
facility opening	TBD

PROJECT UPDATE

This project, previously on hold due to the uncertainty of COVID-19, has been approved to restart. The project team is working on a revised schedule with construction anticipated to begin by the end of the calendar year.



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	6/20 – 11/21
facility opening	11/21

PROJECT UPDATE

Mechanical improvements have started on the 4th floor of Bolz Hall and will be complete in February 2021. Parks Hall has completed the GMP and work is scheduled to start in October. Work will include upgrades to mechanical systems and new heat exchangers.

Following an evaluation of capital projects related to the uncertainty of COVID-19, projects that can be slowed or modified have been identified. Design development documents for Mendenhall Lab and Howlett Hall have been completed but additional steps need further evaluation.



On Time



On Budget



ARTS DISTRICT

Renovate and expand the School of Music building and construct a new Department of Theatre building. The project will also extend Annie and John Glenn Avenue from College Road to High Street and make modifications to College Road and adjacent pedestrian spaces.

PROJECT FUNDING
university funds

CURRENT PROJECT BUDGET	
construction w/cont	\$144.0M
total project	\$161.6M

CONSULTANTS	
architect of record	DLR Group
CM at Risk	Holder Construction

PROJECT SCHEDULE	
BoT approval	8/15
construction	6/19-1/22
facility opening	3/22

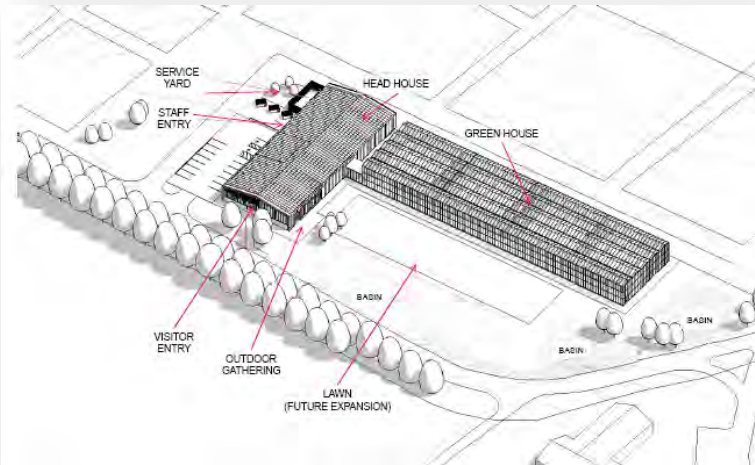
PROJECT UPDATE

Steel erection for School of Music is ongoing. This project will continue with the completion of the School of Music, but the university has delayed the construction of Department of Theater. The university remains committed to completing the project and will evaluate a revised schedule for the Department of Theater scope at the appropriate time.

 On Time

 On Budget





CONTROLLED ENVIRONMENT FOOD PRODUCTION RESEARCH COMPLEX

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

PROJECT FUNDING

university funds, university debt, fundraising

CURRENT PROJECT BUDGET

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

CONSULTANTS

architect of record	Erdy McHenry
CM at Risk	Corna/Kokosing

PROJECT SCHEDULE

BoT approval	6/17
construction	TBD
facility opening	TBD

PROJECT UPDATE

Following an evaluation of capital projects related to the uncertainty of COVID-19, projects that can be slowed or modified have been identified. This project has been paused while the university evaluates a modified timeline.



On Time



On Budget



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	TBD
facility opening	TBD

PROJECT UPDATE

Following an evaluation of capital projects related to the uncertainty of COVID-19, projects that can be slowed or modified have been identified. Project design will be completed on schedule. The project will then be paused to evaluate a revised timeline for construction.

On Time

On Budget



THE OHIO STATE UNIVERSITY

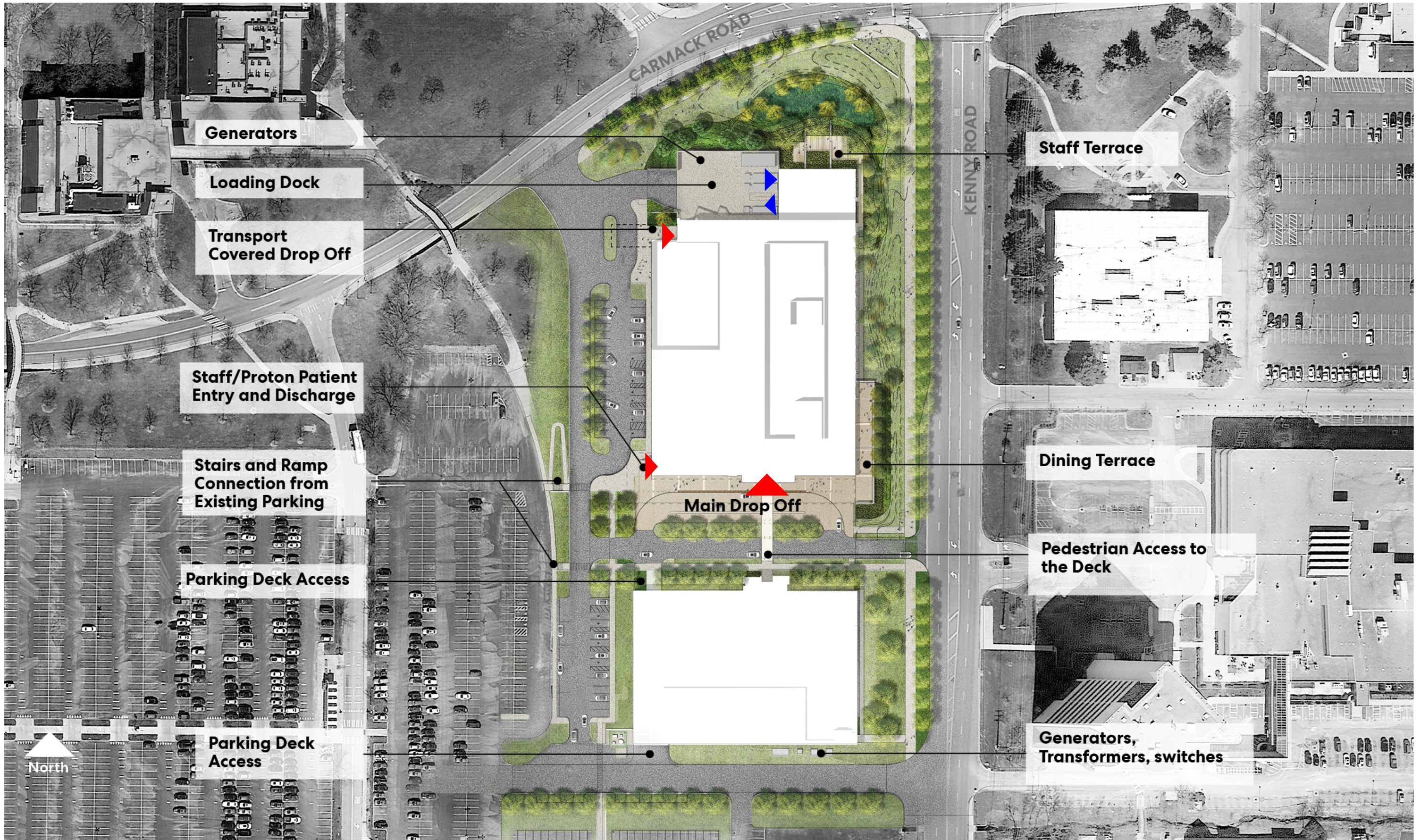
WEXNER MEDICAL CENTER

WMC Outpatient Care West Campus

Master Planning & Facilities Committee

August 26, 2020

Perkins&Will



Overall Site Plan

Healthcare Legend

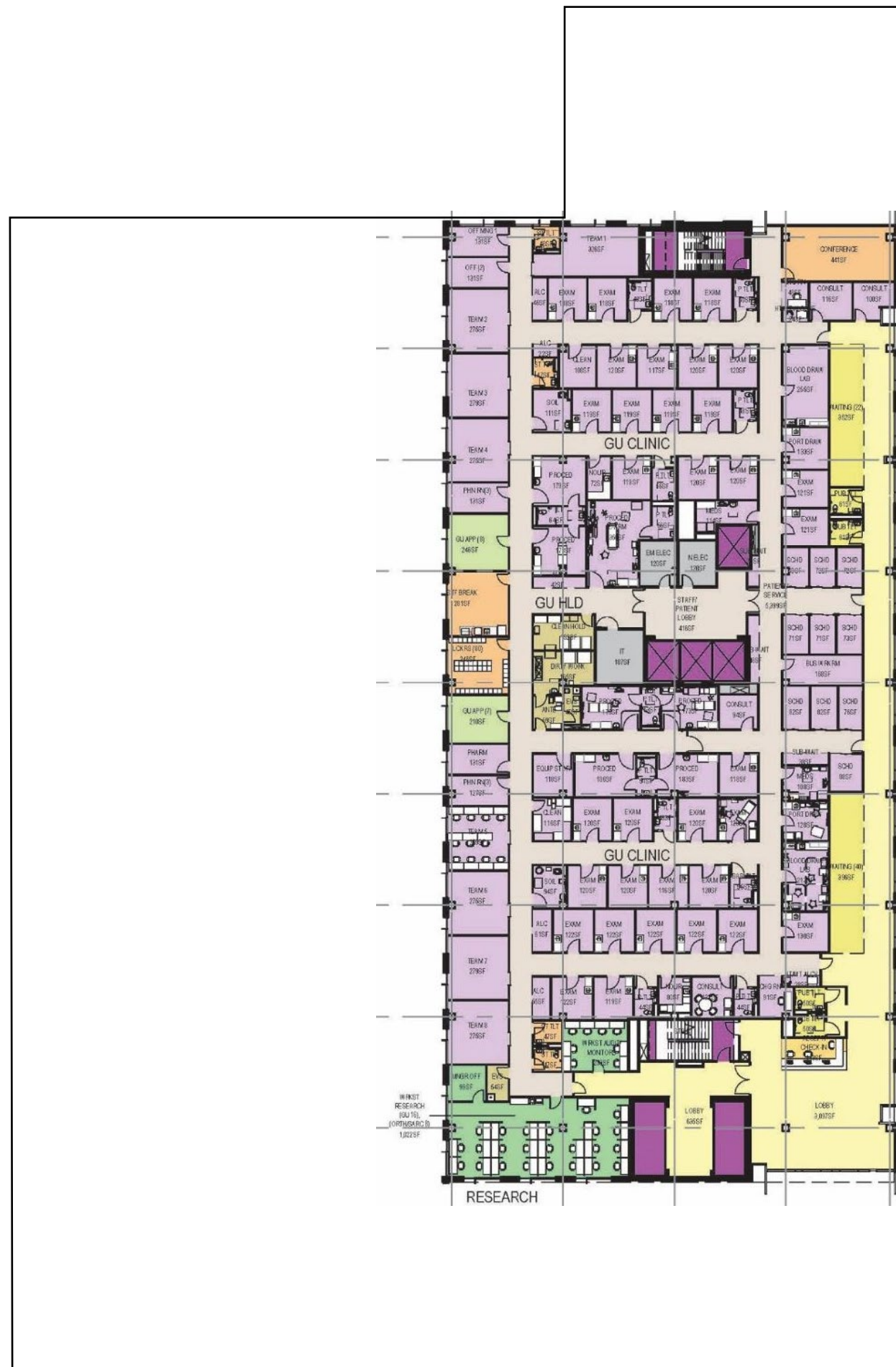
- PUBLIC CIRCULATION
- PUBLIC SUPPORT
- REGISTER
- STAFF COMMON
- BUILDING SUPPORT
- FOOD SERVICE
- RADIATION THERAPY
- MECH/ELEC/IT
- STAFF CIRCULATION
- VERTICAL CIRCULATION
- SHELLED



First Floor Plan

Healthcare Legend

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



Typical Clinic Floor Plan



Exterior Study – Woody Hayes



Exterior Study – Main Entry

APPROVAL OF FISCAL YEAR 2021 CAPITAL INVESTMENT PLAN

Synopsis: Authorization and acceptance of the Capital Investment Plan for the fiscal year ending June 30, 2021 as proposed.

WHEREAS the university has presented the recommended capital expenditures for the fiscal year ending June 30, 2021; and

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

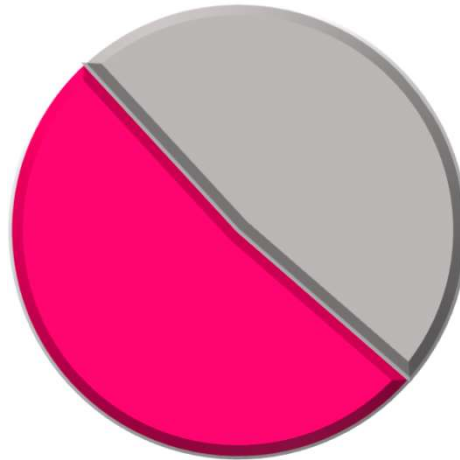
WHEREAS only those projects outlined in these recommendations will be approved for funding:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the Capital Investment Plan for the fiscal year ending June 30, 2021, as described in the accompanying documents; and

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

FY2021-25 Capital Investment Plan



**New Projects to Begin in
FY2021: \$ 1,912**

**Prior Commitment Remaining
Spend: \$ 2,053**

Total: \$ 3,965
*In Millions

Table 1 - Prior Commitment - Remaining Spend

Line	Capital Priority	Projected Capital Expenditures					Total
		FY2021	FY2022	FY2023	FY2024	FY2025	
1	A&S - Arts District	11.1	37.8	44.0	22.4	18.7	134.0
2	A&S - Celeste Lab Renovation	11.0	13.0	5.1	0.3	0.0	29.5
3	Athletics - Lacrosse Stadium	0.5	12.7	6.6	0.0	0.0	19.8
4	Athletics - Ty Tucker Tennis Center	8.8	2.8	0.0	0.0	0.0	11.6
5	Energy Advancement and Innovation Center	2.5	1.6	10.5	21.5	0.0	36.1
6	Engineering - Advanced Materials Corridor - Ph. 1	11.1	2.0	0.0	0.0	0.0	13.1
7	FOD - Cannon Drive Relocation - Ph. 2	25.0	40.0	16.8	0.0	0.0	81.8
8	FOD - RDM Instructional Sciences	1.3	0.3	22.4	0.0	0.0	24.0
9	Optometry Clinic and Hlth Sci Faculty Office Bldg	13.1	1.9	0.0	0.0	0.0	15.0
10	Interdisciplinary Health Sciences Center	16.6	47.0	65.5	14.2	0.0	144.8
11	Interdisciplinary Research Facility	46.3	84.8	75.8	21.7	0.0	228.7
12	Libraries - Library Book Depository Ph. 3	0.4	9.5	5.1	0.1	0.0	15.1
13	Nursing - Newton Building Addition	7.0	13.0	3.2	0.0	0.0	23.2
14	VetMed - Frank Stanton Veterinary SOC Clinic	10.2	8.2	0.2	0.0	0.0	18.6
15	West Campus Infrastructure Ph. 1	4.2	12.4	0.0	0.0	0.0	16.6
16	WMC - Inpatient Hospital Garage	44.5	9.6	0.0	0.0	0.0	54.1
17	WMC - Ambulatory Dublin	18.9	37.3	84.3	18.9	0.0	159.4
18	WMC - Ambulatory New Albany	65.7	34.9	5.0	0.0	0.0	105.5
19	WMC - Dodd - Parking Garage	13.0	17.0	3.1	0.0	0.0	33.1
20	WMC - Inpatient Hospital - Central Sterile Supply	20.1	5.7	0.0	0.0	0.0	25.8
21	WMC - Inpatient Hospital	27.0	2.4	2.0	2.0	2.0	35.4
22	WMC - Outpatient Care West Campus	56.0	145.1	109.0	21.6	0.0	331.8
23	Roll-up of Small Projects	222.9	207.4	63.8	3.7	0.1	497.8
25	Grand Total	637.1	746.2	522.5	126.5	20.8	2,053.1

FY2021-25 Capital Investment Plan

Table 2 - New Projects Beginning in FY2021

Line	Capital Priority	Projected Capital Expenditures					Total
		FY2021	FY2022	FY2023	FY2024	FY2025+	
1	Anticipated Spend for CIP Additions/Changes	0.2	3.1	6.0	0.7	0.0	10.0
2	Roll-up of Small Infrastructure/RDM Projects	0.2	3.7	6.5	0.8	0.0	11.3
3	Small Programmatic Cash Ready Projects	0.4	7.4	6.9	0.7	0.0	15.4
4	WMC - Roll Up of Cash Ready Projects	173.8	0.0	0.0	0.0	0.0	173.8
5	New Major Projects (>\$4M)	117.0	245.3	435.5	427.6	476.2	1,701.7
6	Engineering - Bus Testing Facility	0.2	1.4	5.3	5.3	2.9	15.0
7	WMC - Inpatient Hospital (construction)	116.8	243.9	430.3	422.3	473.4	1,686.7
8	Grand Total	291.6	259.6	455.0	429.8	476.2	1,912.1

**APPROVAL OF OHIO STATE ENERGY PARTNERS UTILITY SYSTEM
CAPITAL IMPROVEMENT PLAN FOR FISCAL YEAR 2021**

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

Synopsis: Authorization and acceptance of the Ohio State Energy Partners LLC fiscal 2021 capital improvement plan and authorization for Ohio State Energy Partners LLC to make capital improvements to the utility system pursuant to the terms of the First Amended and Restated Long-Term Lease and Concession Agreement for The Ohio State University Utility System dated July 20, 2018, and as amended (the "Agreement"), is proposed.

WHEREAS the Agreement requires the concessionaire, Ohio State Energy Partners LLC, ("OSEP") to annually submit a plan for utility system capital improvement projects for university approval; and

WHEREAS the plan includes requested approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2020; and

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

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

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

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

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves and authorizes Ohio State Energy Partners LLC to proceed with the fiscal year 2021 capital improvements to the Utility System as outlined in the attached materials.

**APPROVAL OF FISCAL YEAR 2021
OHIO STATE ENERGY PARTNERS
UTILITY SYSTEM CAPITAL IMPROVEMENT PROJECTS**

BACKGROUND

Pursuant to the terms of the First Amended and Restated Long-Term Lease and Concession Agreement for The Ohio State University Utility System dated July 20, 2018 and as amended (the "Agreement"), Ohio State Energy Partners LLC (OSEP) will fund and implement capital improvements to the Utility System. Capital investments made by OSEP will be tied to the annual Utility Fee structure pursuant to the Agreement.

Proposed capital projects are evaluated by the university and OSEP for alignment with applicable strategic, financial, and physical plans and to ensure continued reliability, safety, and compliance.

Pursuant to the Agreement, OSEP submitted a draft five-year plan to the Energy Advisory Committee (EAC) 180 days prior to the start of the fiscal year. Members of the EAC have reviewed the details of the draft five-year plan, provided feedback and made recommendations to OSEP. OSEP submitted a proposed five-year plan for university review and approval, including the OSEP Fiscal Year 2021 proposed capital investment projects.

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

OSEP capital projects are categorized as one of three types:

1. Life-Cycle Renovations, Repairs, and Replacement Projects (LFC): LFC projects primarily cover capital improvements to the existing campus utility system plants and distribution networks.
2. Expansion and Extension Projects (EXP): EXP projects are to expand the capacity of the campus utility systems or to extend the campus utility systems to new campus buildings
3. Energy Conservation Measure Projects (ECM): ECM projects are specific capital improvements intended to improve the energy efficiency of the buildings, utility plants, and utility distribution networks of the Columbus campus

FY 2021 Total OSEP Capital Commitment Summary	Cost
Life-cycle Renovations, Repairs, and Replacement Projects	\$ 5.04 M
Expansion and Extension Projects	\$ 1.51 M
Energy Conservation Measure Projects	\$ 59.81 M
Total Capital Commitment	\$ 66.36 M

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

Plant Electrical Equipment Upgrade – 35-21-LFC

Scope: Replace electrical equipment in the McCracken Power Plant, which is at the end of its lifecycle including:

- Backup generator for critical equipment.
- Substation units #1 and #2, the main distribution components in McCracken.
- Battery backup and motor control equipment for critical controls in McCracken.

Design Cost Request: \$ 190,000

Project Cost Breakdown	Cost
FY 2021 – Design	\$ 0.19 M
FY 2022 – Construction Estimate	\$ 1.33 M
FY 2023 – Construction Estimate	\$ 1.22 M
Total Project Cost Estimate	\$ 2.74 M

McCracken Power Plant Structural Upgrades 92-21-LFC

Scope: This project will repair or replace the following McCracken building components:

- Windows
- Concrete Beams
- Water Treatment Plant Roof
- Water Treatment System
- Fire Protection System in Controls Server Room

Construction Cost Request: \$ 2.23 M

Project Cost Breakdown	Cost
FY 2021 – Construction	\$ 1.12 M
FY 2022 – Construction	\$ 1.11 M
Total Project Cost	\$ 2.23 M

Campus Gas – Building System Upgrade 99-21-LFC

Scope: Note: This project was originally identified as “77-20-LFC” in the OSEP Five-Year Plan. It was relabeled as “99-21-LFC” to simplify identification in subsequent plans.

Perform an audit of the gas service to 56 buildings. Resulting building service upgrades will be completed as needed to ensure functionality and code compliance. The university is responsible for inspections and testing after upgrades are complete.

Construction Cost Request: \$ 2.62 M

Project Cost Breakdown	Cost
FY 2021 Interim (Jul-Aug 2020) Construction	\$ 0.25 M
FY 2021 (Sep 2020 – Jun 2021) Construction	\$ 2.62 M
Total OSEP Project Cost	\$ 2.87 M
Estimated OSU FY 2021 Scope Cost	\$ 0.06 M
Total Project Cost (OSEP + OSU)	\$ 2.93 M

Utility System Expansion and Extension Projects

West Campus Gas Infrastructure 88-21-EXP

Scope: Design a natural gas master meter and distribution system to extend service to new facilities west of Kenny Road and South of Lane Avenue including the WMC Outpatient Care West Campus facility, the Interdisciplinary Research Facility, and the Energy Innovation Center. To align with OSU's expected construction schedules for the new buildings, OSEP expects to seek construction approval in February 2021.

This request is only for design approval.

Design Cost Request: \$ 190,000

Project Cost Breakdown	Cost
FY 2021 – Design	\$ 0.19 M
FY 2021 – Construction Estimate	\$ 0.63 M
FY 2022 – Construction Estimate	\$ 0.22 M
Total Project Cost Estimate	\$ 1.04 M

West Campus North Electrical and Natural Gas Service 81-21-EXP

Scope: Provide electrical upgrades and extend electrical and natural gas infrastructure to the area located north of Lane Avenue and west of Kenny Road to serve future development.

This request is only for design approval.

Design Cost Request: \$ 728,000

Project Cost Breakdown	Cost
FY 2021 – Design	\$ 0.73 M
FY 2022 – Construction Estimate	\$ 3.87 M
FY 2023 – Construction Estimate	\$ 1.31 M
Total Project Cost Estimate	\$ 5.91 M

Dodd Garage Power – 90-21-EXP

Scope: Extend the electrical distribution service to the new Dodd Garage (OSU-200103), in alignment with the university's project design and construction schedule.

Construction Cost Request: \$ 588,000

Project Cost Breakdown	Cost
FY 2021 – Construction	\$ 0.39 M
FY 2022 – Construction	\$ 0.20 M
Total Project Cost	\$ 0.59 M

Energy Conservation Measures Projects

District Heating and Cooling Optimization - Phase I 34-21-ECM

Scope: Upgrading the insulation and steam traps of the steam distribution network to reduce heat losses. The project will repair dozens of steam traps and insulate 350 fittings and a mile of steam pipe. Over the equipment life, this project is projected to save more than \$ 24 million (in 2020 dollars) – giving the project a two-year net payback.

Construction Cost Request: \$1.76 M

Project Cost Breakdown	Cost
FY 2021 – Construction	\$ 1.59 M
FY 2022 – Construction	\$ 0.17 M
Total Project Cost	\$ 1.76 M

Building Energy Systems Optimization - Phase III 59-21-ECM

Scope: Energy Conservation Measures (ECMs) in more than 50 buildings. Building energy audits are used to determine the optimal set of ECMs. The average energy use reduction is estimated at over 23%. Over the 20-year life, the estimated cost savings is more than \$105 million (in 2020 dollars) with an estimated nine-year net payback.

Construction Cost Request: \$35.97 M

Project Cost Breakdown	Cost
FY 2021 – Construction	\$ 9.36 M
FY 2022 – Construction	\$ 20.69 M
FY 2023 – Construction	\$ 5.92 M
Total Project Cost	\$ 35.97 M

SCCCP HRC #1 – Part 1: HRC#1 and existing tunnel building connections – 94-21-ECM

Scope: Install a 1000-ton heat recovery chiller (HRC) in the South Campus Central Chiller Plant to generate hot and chilled water. Convert the James, Harding Hospital, Parks Hall, Riffe Hall, and the Biological Sciences Building from steam to heating hot water. Oversized pipes will allow for future expansion to other buildings. Existing steam-to-hot-water converters will remain in the Wexner Medical Center buildings to ensure service redundancy.

This project will result in significant energy and carbon dioxide emissions reductions. HRC will recover waste heat from the existing chillers. The recovered energy will heat water to supply the connected buildings. Net payback is estimated to be 9 years. Over its 20-year life, the HRC is expected to reduce utility costs more than \$59 million (in 2020 dollars) and improve the total campus energy efficiency by 2%.

Construction Cost Request: \$21.43 M

Project Cost Breakdown	Cost
FY 2021 – Construction	\$ 5.57 M
FY 2022 – Construction	\$ 10.72 M
FY 2023 – Construction	\$ 5.14 M
Total Project Cost	\$ 21.43 M

SCCCP HRC #1 – Part 2: New hospital tower connection – 96-21-ECM

Scope: Design the connection of the new Wexner Medical Center Inpatient Hospital to the HRC in the SCCCPC installed as part of OSEP project 94-21-ECM (above). Dedicated heating hot water pipes from the SCCCPC to the new tower will cross under 12th Avenue. Over its life, using HRC for the Inpatient Hospital I will save an estimated \$47 million (in 2020 dollars) with a net payback of approximately five years.

This request is for design only.

Design Cost Request: \$ 645,000

Project Cost Breakdown	Cost
FY 2021 – Design	\$ 0.65 M
FY 2022 – Construction Estimate	\$ 2.15 M
FY 2023 – Construction Estimate	\$ 4.30 M
FY 2024 – Construction Estimate	\$ 1.50 M
Total Project Cost Estimate	\$ 8.60 M

**APPROVAL TO INCREASE PROFESSIONAL SERVICES
AND CONSTRUCTION CONTRACTS**

APPROVAL TO INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS
Morehouse – Chiller and Electrical Distribution Phase 2

Synopsis: Authorization to 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 increase professional services contracts and construction contracts for the following project; and

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
Morehouse – Chiller and Electrical Distribution Phase 2	\$0.1M	\$0.6M	\$0.7M	Auxiliary Funds

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance be authorized to increase professional services and construction contracts for the project 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

Morehouse – Chiller and Electrical Distribution Phase 2

OSU-170841 (CNI# 17000112)

Project Location: Morehouse Medical Plaza - Tower

○ approval requested and amount	
increase professional services	\$0.1M
increase construction	\$0.6M
<hr/>	
total requested	\$0.7M

○ project budget	
professional services	\$0.4M
construction w/contingency	\$4.3M
<hr/>	
total project budget	\$4.7M

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

○ project schedule	
design/bidding	01/17 – 12/19
construction	12/19 – 03/21
BoT approval	08/20
facility opening	04/21

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

- **planning framework**
 - this project is included in the FY 2018 Capital Investment Plan

- **project scope**
 - multi-phased project to enhance infrastructure and address aging building systems in support of clinic operations
 - this phase of the project will provide necessary chilled and hot water piping, pumps and mechanical room additions to the tower
 - the cost of the project originally did not require Board of Trustees approval. A revised approach to the mechanical room construction, due to existing building materials, resulted in a revised total project cost that requires Board of Trustee approval.

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



-
- **project team**

University project manager:	Alexandra Radabaugh
AE/design architect:	CBLH
CM at Risk:	Regency

APPROVAL FOR SALE OF REAL PROPERTY

0.1+/- ACRES ON BARRYS RIDGE ROAD,
CALDWELL, NOBLE COUNTY, OHIO

Synopsis: Authorization to sell real property located along Barrys Ridge Road, Caldwell, Noble County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 0.1 acres of unimproved real property located along Barrys Ridge Road in Caldwell, Ohio, identified as a portion of Noble County, parcel number 070021430000 and adjacent to the College of Food, Agricultural and Environmental Sciences Unit 1, Eastern Agricultural Research Station; and

WHEREAS the property is deemed excess and sale of the property will not affect the Research Station operations:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance be authorized to take action required to effect the sale of the property and to negotiate a purchase contract containing terms and conditions deemed to be in the best interest of the university.

**APPROVAL FOR SALE OF REAL PROPERTY
0.1+/- ACRES ON BARRYS RIDGE ROAD,
CALDWELL, NOBLE COUNTY, OHIO**

BOARD BACKGROUND

Background

The Ohio State University College of Food, Agricultural, and Environmental Sciences (CFAES) seeks to sell to Jedidiah D. and Kathryn J. Stephen approximately 0.1 acres of land located on Barrys Ridge Road, Caldwell, Ohio and adjacent to CFAES' Unit 1, Eastern Agricultural Research Station. The Stephens would like to construct a residential driveway across the subject property, and the land is considered excess and not required for the Research Station operations.

Location and Description

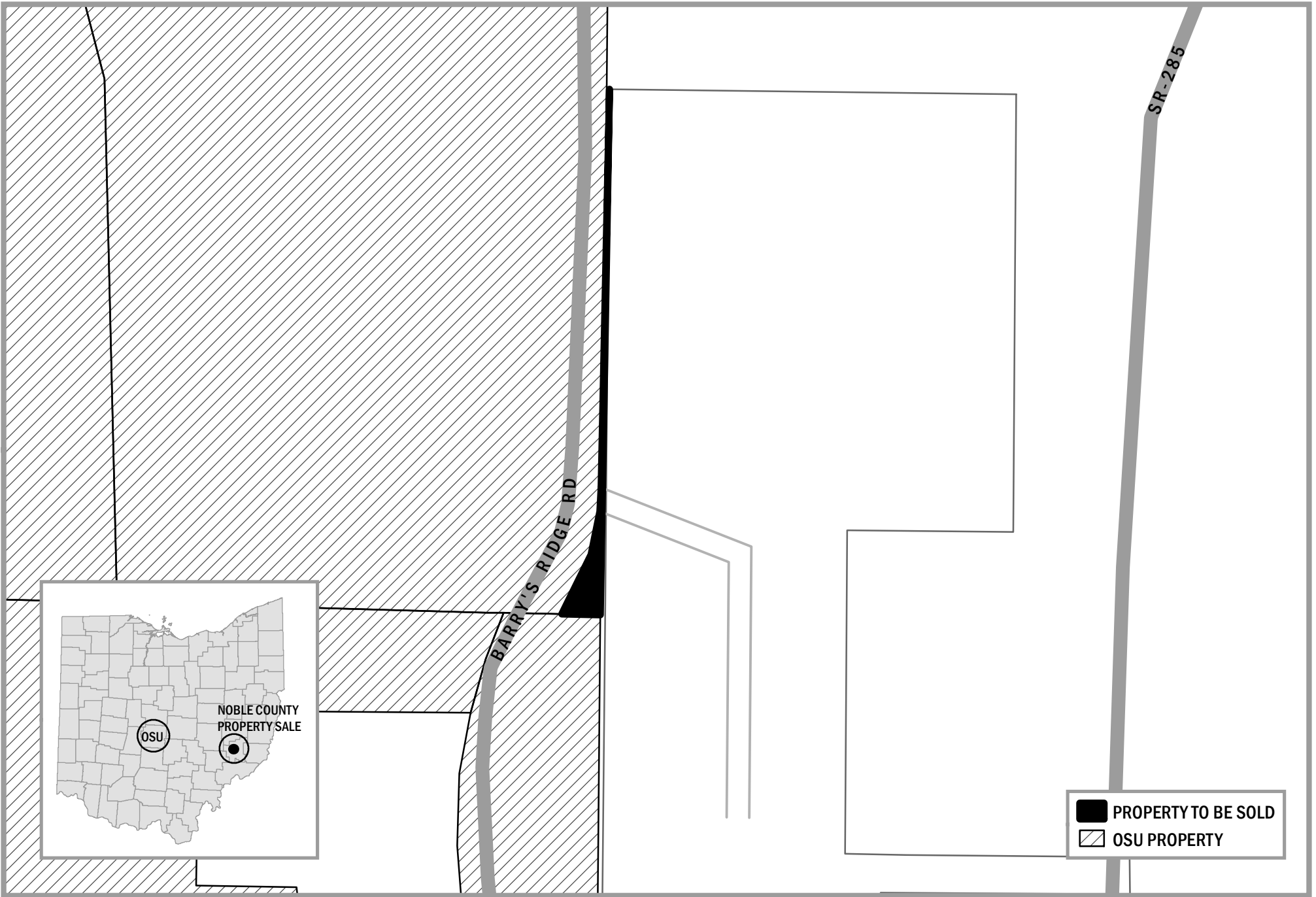
The affected property is located on the east side of Barrys Ridge Road, Caldwell, Ohio and is a narrow strip of orphan land that is not utilized by the Research Station. The site is vacant.

Property History

The property is titled to the State of Ohio. Disposition will require approval from the State of Ohio General Assembly.

Disposition of Property

Planning, Architecture and Real Estate, together with the College of Food, Agricultural and Environmental Sciences, recommend that the +/- 0.1 acres be sold under terms and conditions that are deemed to be in the best interest of the university. The anticipated sale price is \$232. The funds will be utilized by CFAES for the benefit of the College.



**SALE OF 0.1 ACRES OF REAL PROPERTY
 UNIT 1 AG STATION, CFAES
 BARRYS RIDGE RD
 NOBLE COUNTY, OHIO**

APPROVAL FOR ROADWAY EASEMENT

ARTHUR ADAMS DRIVE BETWEEN LANE AVENUE AND NORTH STAR ROAD
IN COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Approval to grant a 25-year easement to the City of Upper Arlington for an access road across Arthur E. Adams Drive between Lane Avenue and North Star Road, Columbus, Franklin County, Ohio, is proposed.

WHEREAS the City of Upper Arlington has requested an easement for an access road across existing portions of Arthur E. Adams Drive and plans to extend the access road to North Star Road; and

WHEREAS the access road would support development and construction of the roadway along the southern border of retail properties located at the southeast corner of North Star Road and Lane Avenue; and

WHEREAS the City of Upper Arlington will be responsible for the costs and expenses of and the ongoing operation and maintenance of the access road:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to affect the grant of the easement upon the terms outlined above and any additional terms and conditions deemed to be in the best interest of the university.

**APPROVAL FOR ROADWAY EASEMENT
ARTHUR ADAMS DRIVE BETWEEN LANE AVENUE AND NORTH STAR ROAD
IN COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University seeks to grant a 25-year easement for an access road to the City of Upper Arlington across +/- 1.6 acres of land located on Arthur E. Adams Drive between Lane Avenue and North Star Road. The easement will allow development and construction of a roadway along the southern border of retail properties located at the southeast corner of North Star Road and Lane Avenue. The access road will be utilized by OSU, OSU's tenants, and private parties accessing the retail center. The City of Upper Arlington will be responsible for all costs and expenses associated with the proposed easement.

Location and Description

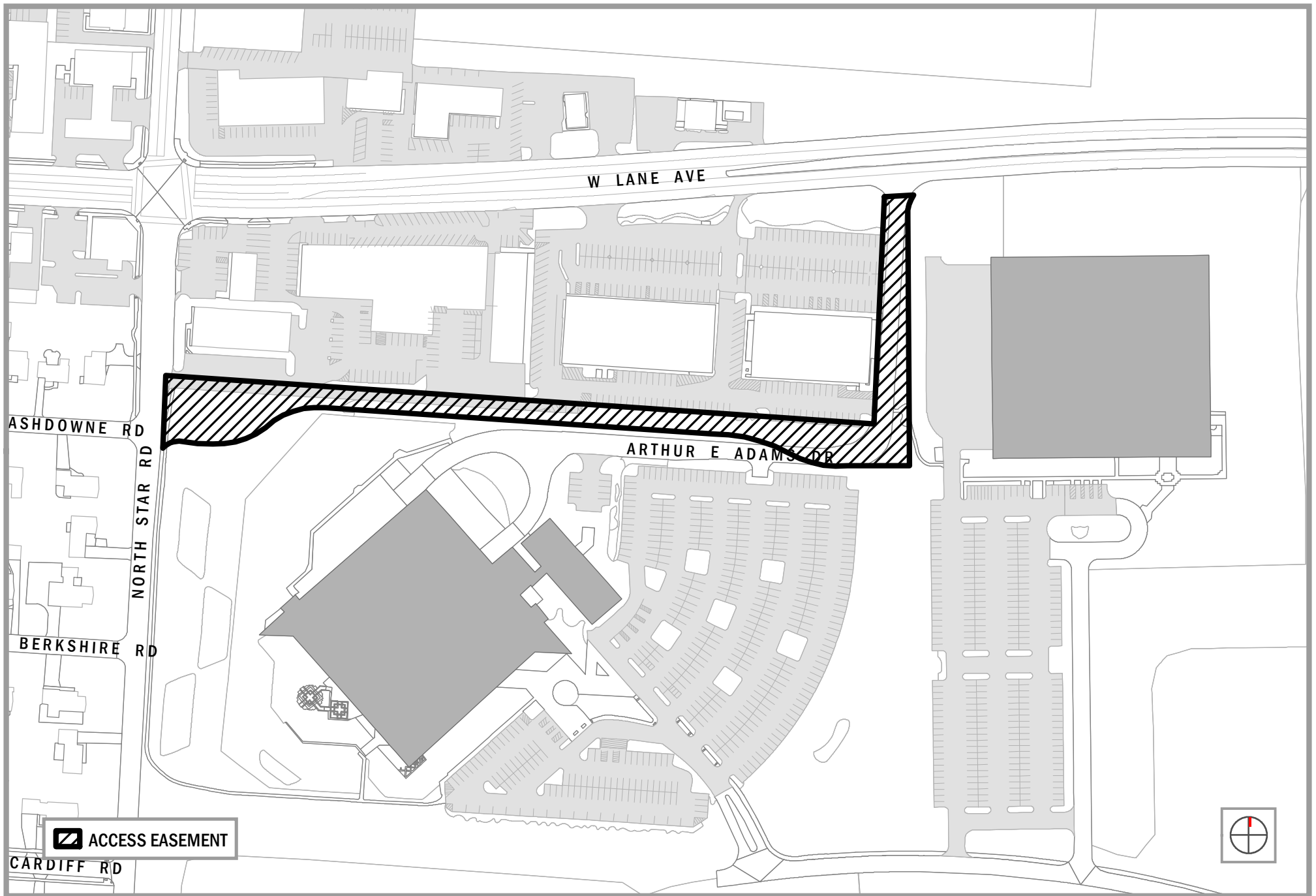
The affected property is located on Ohio State's west campus along Arthur E. Adams Drive between Lane Avenue and North Star Road.

Property History

The property within the easement area is titled to the State of Ohio and to The Board of Trustees. There are three ground leases for which OSU is the landlord in the project area, including a lease to Festival Partners for retail, a lease to the Department of Administrative Services for the State of Ohio Supercomputer Center, and a lease to Edison Welding Institute for their headquarters. These leases will be amended if required to grant the proposed easement.

Granting of Easement

Planning, Architecture and Real Estate recommends that an easement of +/- 1.6 acres for an access road be granted to the City of Upper Arlington on terms and conditions that are deemed to be in the best interest of the university.



 ACCESS EASEMENT

**ARLINGTON GATEWAY ROADWAY EASEMENT
 LANE AVENUE, NORTH STAR ROAD, AND ARTHUR ADAMS DRIVE
 COLUMBUS, FRANKLIN COUNTY, OHIO 43221**

**APPROVAL FOR RECOGNITION, NON-DISTURBANCE
AND ATTORNMENT AGREEMENT**

LANE AVENUE AND CARMACK ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Approval to enter into a Recognition, Non-Disturbance and Attornment Agreement between The Ohio State University and Andelyn Biosciences, Inc., is proposed.

WHEREAS Andelyn will be developing and operating a facility for research and manufacturing of medical, biotechnology and pharmaceutical materials for gene and cell-based therapies; and

WHEREAS the subject Development Parcel is located at the southwest corner of Lane Avenue and Carmack Road, Columbus, Ohio; and

WHEREAS this resolution affirms that the intended use by Andelyn is consistent with the uses specified in the Development Agreement and approves continued authority to take actions in support of the development; and

WHEREAS The Ohio State University has approved a ground lease of 7.8 +/- acres of unimproved real property located at the southwest corner of Lane Ave and Carmack Road, Columbus, Ohio (Development Parcel), to the Science and Technology Campus Corporation (SciTech); and

WHEREAS the Development Parcel is subject to a certain Development Agreement, dated May 28, 1998 and as amended, which provides that the university desires to foster and encourage research and education linkages with business, government entities and nonprofit organizations to increase the range of educational experiences available to students, increase research support from industry, provide greater economic enrichment and development within Ohio and enhance the university's pre-eminence as a major research organization (Development Agreement Mission); and

WHEREAS SciTech seeks to sublease the Development Parcel to Andelyn Biosciences, Inc., for the purpose of making improvements to be used for research, development and commercial grade manufacturing activities of biotechnology and pharmaceutical materials and products for gene and other cell-based therapies and any other uses directly related thereto; and

WHEREAS the long-term ground lease of the Development Parcel to SciTech and sublease to Andelyn Biosciences, Inc., is in the best interest of the university:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the proposed development and the anticipated use of the premises by sublessee Andelyn Biosciences, Inc., is recognized as consistent with the Development Agreement, will advance the Development Agreement Mission and has accordingly been considered in the authorization of a prime lease with SciTech.

**APPROVAL FOR RECOGNITION, NON-DISTURBANCE AND ATTORNMENT AGREEMENT
LANE AVENUE AND CARMACK ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University seeks approval to enter into a Recognition, Non-Disturbance and Attornment Agreement with Andelyn Biosciences, Inc. (Andelyn). A previous board resolution, 2020-84, approved a ground lease of approximately 7.8 acres of land to SciTech with the expectation of a sublease to Andelyn, which will make significant improvements to the property for development of a medical research and advanced manufacturing facility. This resolution is to acknowledge and affirm that the anticipated use by Andelyn is consistent with the purposes set forth in the Development Agreement between The Ohio State University and SciTech.

The Development Agreement was originally created pursuant to Board Resolution 98-77, and has been amended from time to time. The Development Agreement states that the University desires to foster and encourage research and education linkages with business, government entities, and non-profit organizations to increase the range of educational experiences available to students, increase research support from industry, provide greater economic enrichment and development within Ohio and enhance the University's preeminence as a major research organization.

At the site, Andelyn will be making improvements to be used for research, development and commercial grade manufacturing activities of biotechnology and pharmaceutical materials and products for gene and other cell-based therapies and any other uses directly related thereto.

Location and Description

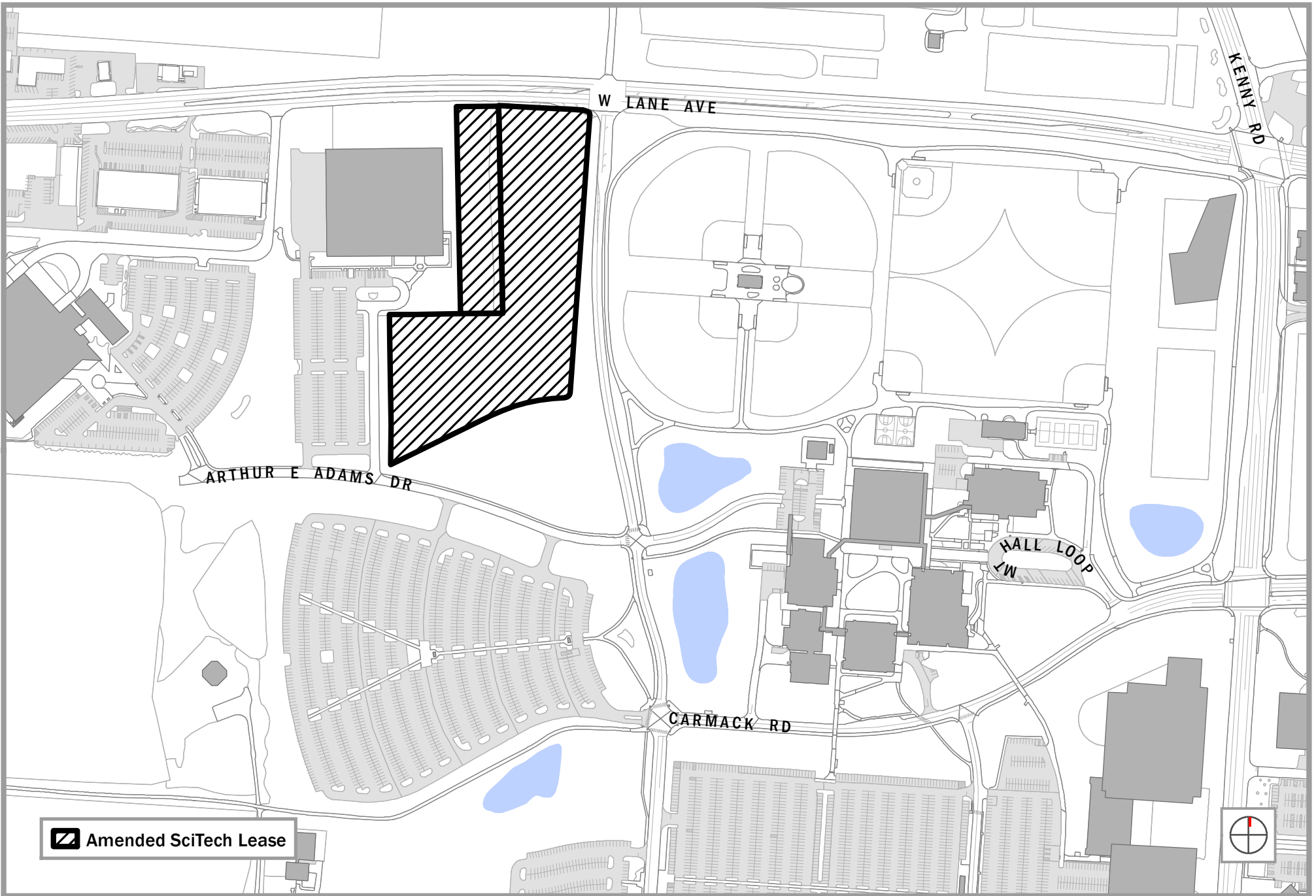
The subject property is located at the southwest corner of Lane Avenue and Carmack Road. The total site is comprised of approximately 7.8 acres and will be utilized for construction and operation of a medical research and advanced manufacturing facility.

Property History

The ground lease arrangement between Ohio State and SciTech was approved in Resolution 2020-84.

Recommendation

Planning, Architecture and Real Estate recommends that the Recognition Agreement be executed.



 Amended SciTech Lease

**RECOGNITION, NON-DISTURBANCE AND ATTORNMENT 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: August 2020
 The Ohio State University Board of Trustees

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

BETWEEN THE OHIO STATE UNIVERSITY AND RAEMELTON THERAPEUTIC EQUESTRIAN CENTER INC.

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with Raemelton Therapeutic Equestrian Center Inc., an Ohio nonprofit agency, to document the value and permit the release of funds appropriated in the State Capital Bill for improvements and renewal of several facilities, is proposed.

WHEREAS The Ohio State University was allocated \$90,000 in the 2019-20 State Capital Bill that is specifically designated for use by Raemelton; and

WHEREAS Raemelton will utilize the funds for the construction and renewal of facilities, greenhouse and equine therapy space in Mansfield, Ohio; and

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

WHEREAS Raemelton commits to offering internships to Ohio State students as well as to making the space in Raemelton 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 Raemelton facility for the term of the agreement; and

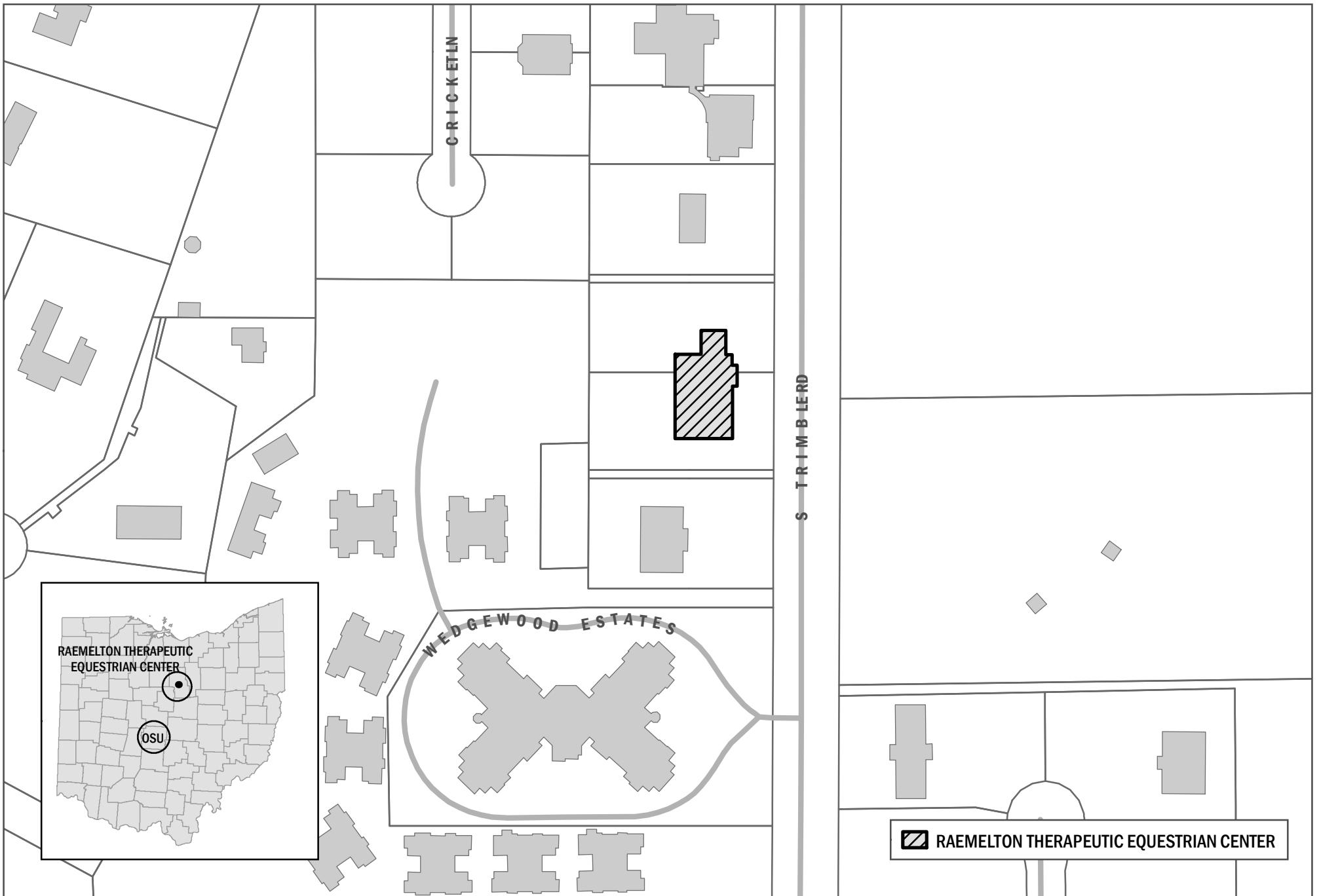
WHEREAS except for the funds used to cover the university's reasonable administrative costs related to the project, the funds provided under this JUA shall be used by Raemelton only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of Raemelton 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 Raemelton, the Ohio Department of Higher Education requires that a JUA between the university and Raemelton be signed to document the value of the appropriation to Ohio State and to ensure the benefits to the university will continue for a minimum period of 20 years:

NOW THEREFORE

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



JOINT USE AGREEMENT BETWEEN
THE OHIO STATE UNIVERSITY AND RAEMELTON THERAPEUTIC EQUESTRIAN CENTER
569 TRIMBLE ROAD
MANSFIELD, OHIO 44906