

THURSDAY, NOVEMBER 19, 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: 8:00-9:45am

Public Session

ITEMS FOR DISCUSSION

- | | |
|--|-------------|
| 1. <i>Sustainability Goals Update and Ohio State Energy Partners Scorecard – Mr. Jay Kasey</i> | 8:00-8:10am |
| 2. <i>Physical Environment Scorecard – Mr. Jay Kasey</i> | 8:10-8:15am |
| 3. <i>FY20 Capital Projects Annual Report – Mr. Mark Conselyea</i> | 8:15-8:25am |
| 4. <i>Major Project Updates – Mr. Mark Conselyea</i> | 8:25-8:30am |
| 5. <i>Construction Cost Estimating – Mr. Mark Conselyea</i> | 8:30-8:40am |
| 6. <i>Design Review: Dodd Garage – Mr. Keith Myers</i> | 8:40-8:50am |

ITEMS FOR ACTION

- | | |
|---|-------------|
| 7. Approval of August 26, 2020, Committee Meeting Minutes – Mr. Alex Fischer | 8:50-8:55am |
| 8. Authorization to Enter Into/Increase Professional Services and Construction Contracts – Mr. Mark Conselyea | 8:55-9:05am |
| 9. Authorization for Increase to WOSU Final Improvements – Mr. Keith Myers | 9:05-9:10am |
| 10. Approval to Purchase Real Property – Keith Myers | 9:10-9:20am |
| a. Purchase of Real Property – West 11th Avenue | |
| b. Purchase of Real Property – 1145 Olentangy River Road | |

Executive Session

9:20-9:45am

FY2020

OHIO STATE SUSTAINABILITY GOALS

STRATEGIC VISION

Ohio State is recognized as a world leader in developing durable solutions to the pressing challenges of sustainability and in evolving a culture of sustainability through collaborative teaching, pioneering research, comprehensive outreach, and innovative operations, practices and policies.



TEACHING AND LEARNING

1,200+

Sustainability related courses

153

Undergraduate sustainability majors, minors, certificates and specializations

\$3M

National Science Foundation grant award to establish graduate interdisciplinary training in sustainable energy systems



RESEARCH AND INNOVATION

633

Faculty and researchers conducting sustainability scholarship (including 60 Discovery Theme hires)

\$21+M

Externally funded sustainability research grants

80+

Peer-reviewed sustainability publications in high-impact journals



OUTREACH AND ENGAGEMENT

300+

Earth Day 50 virtual event attendees, celebrating Earth Day's 50th anniversary at Ohio State

1 OF 60

U.N. Sustainable Development Solutions Network academic members

1 OF 3

Midwest Climate Summit founding partners



RESOURCE STEWARDSHIP

17%

Purchased electricity from renewable wind

518+

Energy Smart Meters installed through Ohio State Energy Partners

32M

Gallons saved through fixing leaks detected by a leak detection survey

15

Acres of green space added at Cannon Drive Park

13%

University fleet running on CNG or electric

11

Additional locations for compost collection services

55%

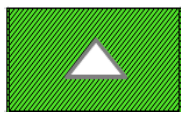
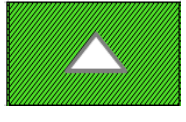


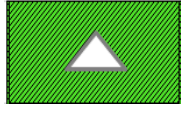

University carbon emissions addressed by 2030 under new Climate Action Plan



COMPREHENSIVE, UNIVERSITY-WIDE GOAL STATEMENTS

1. Deliver a sustainability curriculum throughout the university
2. Teach sustainability in innovative ways in and out of the classroom
3. Reward sustainability scholarship and engagement
4. Encourage new sustainability knowledge and solutions
5. Foster sustainability culture on and off campus
6. Encourage local and global sustainability partnerships
7. Implement world-leading, university-wide goals to reduce resource consumption
 - a. Achieve carbon neutrality by 2050 per Presidents' Climate Leadership Commitment
 - b. Increase the energy efficiency of the university by 25% per building sq. ft. by 2025
 - c. Reduce potable water consumption by 5% per capita every 5 years – reset every 5 years
 - d. Increase ecosystem services by 60 percentage points by 2025
 - e. Reduce carbon footprint of university fleet per thousand miles traveled by 25% by 2025
 - f. Achieve Zero Waste by 2025 by diverting 90% of waste away from landfills
 - g. Increase production and purchase of locally and sustainably sourced food to 40% by 2025
 - h. Develop university-wide standards for targeted environmentally preferred products and fully implement preferable products and services by 2025

Operational Resource Stewardship Scorecard

Ohio State Sustainability Goal	Metric Definition	Baseline	FY20 Performance			Long-Term	Highlights
		FY15 Actual (Baseline)	FY19 Actual	FY20 Actual*	FY20 Target	FY21 Target	
7a. Achieve Carbon Neutrality by 2050 per Presidents' Climate Leadership Commitment	Metric Tons of Carbon Dioxide Equivalent Per Year (MTeCO2/Yr)	615,051	619,944	477,614 	558,721	480,657	FY50 = 0 MTeCO2/Yr Highlights: ~17% of university electricity from purchased renewable wind power; grid electricity continues to transition from coal to natural gas; savings from transition to LED lights Next Action: complete construction of 39 building-level ECMs; begin CHP construction; investigate and implement Air Travel Policy to offset emissions; investigate sustained commuter emission reductions
7b. Increase the Energy Efficiency of the University by 25% per Building Sq. Ft. by 2025 (Metric for Columbus Campus only via OSEP Agreement boundaries)	Energy Use Intensity = 1000 British Thermal Units/ Conditioned Gross Square Foot /Year Baseline year is FY17 (kBTU/GSF/Yr)	199.92 (FY17)	191.84	178.65 	190.83	178.65	FY27 = 149.98 kBTU/GSF/Yr Highlights: savings from transition to LED lights; improved energy performance through retro-commissioning; 1 building-level ECMs completed; additional 24 building-level ECMs began construction; 141 smart meters installed Next Action: complete construction on 39 additional building-level ECMs; begin CHP construction; implement revised green build standards; implement HVAC setback program
7c. Reduce Potable Water Consumption by 5% Per Capita Every 5 Years- reset every 5 years	Calculated as Gallons Per Weighted Campus User. Baseline is average of FY13, 14 and 15 (Gal/WCU)	21,755	16,835	15,478 	20,667	15,050**	FY25** = 15,224 Gal/WCU Highlights: meter installations; approximately 10% water use reduction due to COVID; 32 million gallons saved fixing leaks; water reclamation study; proactive building water leak audits Next Action: continued meter installations; water reclamation design; public education campaign targeting labs and students
7d. Increase Ecosystem Services by 60 Percentage Points by 2025 (Metric for Columbus Campus only)	Ecosystem Services Improvement (ESI) Index- Based on metrics for 11 individual Ecosystem Initiatives equated to a 0-100% scale	28.7%	32.6%	33.9% 	48.5%	29.6%	FY25 = 88.7% ESI Index Score Highlights: Cannon Drive Preserve created 15 acres; new green infrastructure included Cannon Preserve Wetland and Kunz-Brundige Green Roof. (Loss of 30 acres of rec space at west campus) Next Action: implement revised green build standards and Ecosystem Services Assessment Tool for new projects; plan for greenspaces at west campus development
7e. Reduce Carbon Footprint of University Fleet Per Thousand Miles Traveled by 25% by 2025	Metric Tons of Carbon Dioxide Per Year / Thousand Miles Traveled Per Year Baseline year is FY16 (MTCO2/Yr/1,000 Miles)	1.279 (FY16)	1.442	1.476 	1.873	1.428	FY25 = 1.023 MTCO2/Yr Highlights: 106 CNG vehicles in fleet (+5); 8 Electric Vehicles (+4); 6 Plug in hybrid electric vehicles (+0) Next Action: continue alternative fuel vehicle adoption; continue renewable natural gas discussion; focus on automating mileage data
7f. Achieve Zero Waste by 2025 by Diverting 90% of Waste Away from Landfills	Percentage of Materials Diverted from the Landfill (Diversion Rate)	29.2%	31.3%	35.8% 	36.0%	36.0%	FY25 = 90.0% Diversion Rate Highlights: hand dryer expansion; recycling contamination reduction; compost services added at 11 locations; bulk waste disposal process improved Next Action: post-consumer organics pilots; SWACO partnership

*FY20 performance significantly impacted by COVID (except for 7d. Ecosystem Services)

**Developed using newly revised water goal: "Reduce Potable Water Consumption by 10% Per Capita Every 5 Years- reset every 5 years"




OHIO STATE SUSTAINABILITY GOALS:

Teaching and Learning- Sustainability Curriculum through a Variety of Formats and Strategies

Research and Innovation- Sustainability Scholarship, Increase Reputation as a Sustainability Research Leader



Outreach and Engagement- Long-Term Partnerships that Encourage Sustainability-Oriented Practices and Economic, Social and Environmental Welfare

Resource Stewardship- Implement Sustainable World-Leading Operational Goals




















 = Exceeds Target  = Some Progress  = No Progress













Ohio State Energy Partners Contract Scorecard

FY20 Year End - Through June 2020

Legend	
	Meets or surpasses target
	Does not meet target

9/24/20

Current Year					Actual vs Target	Comments
Actual	Target	Target %Var	Actual Prior Yr	Actual		
A. Financial						
\$ 62,357,154	\$ 62,235,418	0.2%	\$ 55,208,967		1. Total Expense (Fixed & Operating)	
\$ 2,477	\$ 2,472	0.2%	\$ 2,225		2. Total Expense (Fixed & Operating) / 1000 EUI GSF	
\$ 5,268,330	NA	NA	\$ 1,108,552		3. Utilities Capital Investment Variable Fees Paid	Expenses incurred in FY19 accrue to FY20, thus no Prior Year Actual
\$ 2,321,896	NA	NA	\$ 389,840		4. ECMs Capital Investment Variable Fees Paid	ECMs: Energy Conservation Measures
B. Operational						
25,179	N/A	N/A	24,814		1. 1000 EUI Gross Sq Ft (used in EUI calc.)	25,176,043 = Total Building Gross Sq Ft
178,651	191,838	-6.9%	191,839		2. Annual Energy Use Intensity (EUI) Reduction: BTU/GSF	
1.37	1.41	-2.8%	1.39		3. Boiler Efficiency (mmBtu of fuel/mlb of steam)	
0.808	0.900	-10.2%	0.780		4. Chilled Water Conversion (kW/Ton)	
77.68%	75.00%	3.6%	63.42%		5. Smart Meter Implementation %	Year three of four-year implementation plan
C. Customer Satisfaction						
100%	99.996%	0.00%	99.999%		1. Electric Uptime Reliability %	Reliability % - Financial penalties increase as the Reliability % goes below the target and increase as the number of consecutive years of missing the target increases. Examples: - If the Reliability % is slightly below the target one year, there is no financial penalty; if the target is missed multiple years in a row, penalties will begin/increase - If the Reliability % is missed by a large enough amount, financial penalties can ensue immediately - Similar logic applies to Downtime Events
100%	99.960%	0.04%	100%		2. Natural Gas Uptime Reliability %	
100%	99.950%	0.05%	99.990%		3. Chilled Water Uptime Reliability %	
100%	99.900%	0.10%	99.990%		4. Steam Uptime Reliability %	
0	4	-100%	2		5. Electric # of Downtime Events	
0	2	-100%	0		6. Natural Gas # of Downtime Events	
2	15	-86.7%	12		7. Chilled Water # of Downtime Events	
3	4	-25.0%	1		8. Steam # of Downtime Events	
D. Academic Collaboration						
\$ 810,000	\$ 810,000	0.0%	\$ 810,000		1. Philanthropic Allocation	Projected lifetime allocation - \$40.5 million
9	10	-10.0%	11		2. Internships	Cumulative = 30; required to offer 10/yr *(COVID-19 exception)

PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY20 YTD)	FY21 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)	\$40,862,914	\$34,947,665	\$38,527,480	-9.3%		\$144,321,017	
B. OPERATIONAL							
1. %Total Projects Completed on Time	81.3%	79.6%	90.0%	-11.6%		90.0%	
2. %Total Projects Completed on Budget	100.0%	95.9%	90.0%	6.6%		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	74.1%	74.6%	80.0%	-6.7%		80.0%	Avg. composite FCI to-date.
5. CABS Riders	1,139,444	267,917	125,469	113.5%		560,469	Shortfall when compared to prior year's ridership is due to OSU-wide COVID-19 precautions.
6. All Parking Garage Peak Time Occupancy % **	75.3%	40.3%	80.0%	-49.6%		80.0%	YTD (Jul - Sept) Occup%: Transient=30.3%, Permit=47.0%, Mixed=39.0%
7. WMC Parking Garage Peak Time Occupancy % **	92.0%	63.0%	80.0%	-21.3%		80.0%	YTD (Jul - Sept) Occup%: Transient=45.0%, Permit=80.7%, Mixed=66.3%
8. Sum of Daily Temporary Parking Space Closures	2,726	13,494	6,250	115.9%		20,000	Drivers for closures are MM Visitor Parking Project South Lot, Bio-Sci Greenhouse Drainage Investig., Histology @ Ackerman East lot, Bldg Exterior & Wndw Replacements@ Campbell Hall, among others.
9. WOSU Broadcast Audience (Viewers, Listeners)	587,233	609,200	587,233	3.7%		640,358	Budget is based on prior 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)	2,664,377	3,040,444	2,664,377	14.1%		12,957,934	Budget based on prior FY actuals. Audience down slightly the last four months due to vacations and slowdown in news cycles. However, there is a rebounding in October with the election nearing.
C. SAFETY							
1. EHS Recordable Accident Rate (CYTD):	1.40	0.87	2.00	-56.5%		2.00	2020 Calendar YTD
2. Major On-Campus Crimes	30	25	25	0.0%		120	Record Mgmt Sys. Data unaudited at time of retrieval
3. Avg Response time to In-Progress Calls for Svc	3:38	4:04	5:00	-18.4%		5:00	Record Mgmt Sys. Data unaudited at time of retrieval
4. Traffic Accidents Injury	7	5	7	-28.6%		31	Record Mgmt Sys. Data unaudited at time of retrieval
5. Traffic Accidents Non-Injury	48	15	78	-80.8%		215	Record Mgmt Sys. Data unaudited at time of retrieval
6. Off-Campus Crime Statistics	479	286	586	-51.2%		2,037	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% 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

FACILITIES OPERATIONS AND DEVELOPMENT

Board of Trustees November 2020

ANNUAL REPORT



THE OHIO STATE UNIVERSITY

PROJECTS APPROVED BY THE BOARD OF TRUSTEES – FY 20

PROJECT NAME	APPROVAL REC'D FY 20		TOTAL PROJECT COST	PROJECT NAME	APPROVAL REC'D FY 20		TOTAL PROJECT COST
	DES	CON			DES	CON	
Recreation Fields Improvements	✓	✓	\$10.2 M	Lincoln Tower Office Renovation		✓	\$ 7.0 M
Dodd – Parking Garage	✓	✓	\$33.0 M	Martha Morehouse Facility Improvements	✓	✓	\$5.1 M
Instructional Sci Bldgs RDM		✓	\$25.0 M	Newton Hall – Renovation and Addition	✓	✓	\$25.6 M
Interdisciplinary Health Sciences Center		✓	\$155.9 M	Rhodes/Doan – 4 th Floor OR Power Dist	✓	✓	\$4.6 M
Interdisciplinary Research Facility		✓	\$238.3 M	West Campus Infrastructure Phase 1	✓	✓	\$17.8 M
Lacrosse Stadium	✓		\$20.0 M	WMC Loading Dock Expansion & Renovation	✓		TBD
Library Book Depository Phase 3	✓		\$15.1 M	WMC Outpatient Care Dublin		✓	\$161.2 M
TOTAL							\$638.1 M



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BOARD APPROVED PROJECTS COMPLETED IN FY 20

PROJECT	COMPLETION	BUDGET	ON TIME	ON BUDGET
Fire System Replacements	7/19	\$6.2 M		
Ohio Stadium Upgrades	8/19	\$35.2 M		
700 Ackerman Renovation	9/19	\$20.2 M		
Schottenstein Center – Expansion & Renovation	12/19	\$30.9 M		
Wooster Farm Operations Improvements	7/20	\$5.1 M		
TOTAL		\$97.6 M		



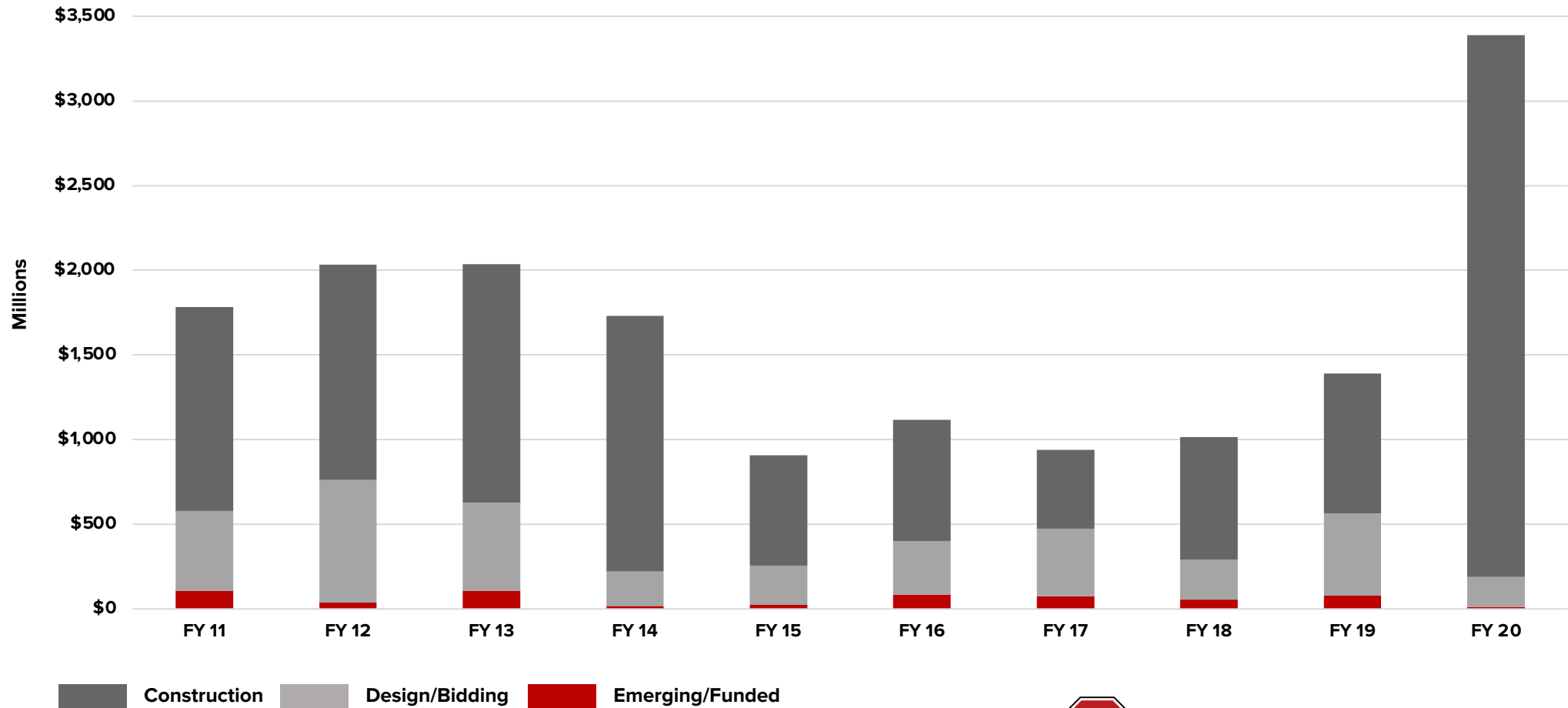
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ACTIVE PROJECTS AS OF THE END OF THE FISCAL YEAR

	FY 19		FY 20	
	# OF PROJECTS	TOTAL BUDGET	# OF PROJECTS	TOTAL BUDGET
Emerging/Funded	78	\$79.4 M	37	\$13.3 M
Design/Bidding	85	\$484.5 M	71	\$176.5 M
Construction	164	\$826.1 M	182	\$3,198.3 M
TOTAL	327	1,393.8 M	290	\$3,388.1 M

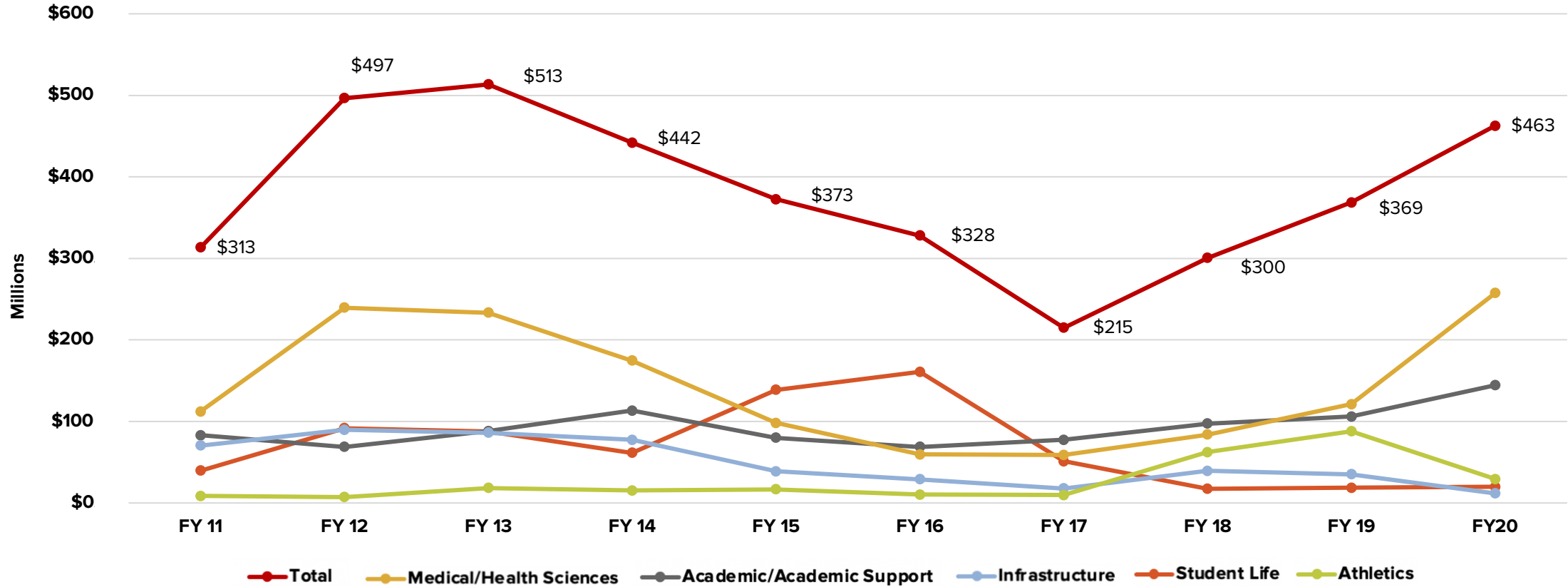


TOTAL BUDGET FOR ACTIVE PROJECTS – FY 11 TO FY 20



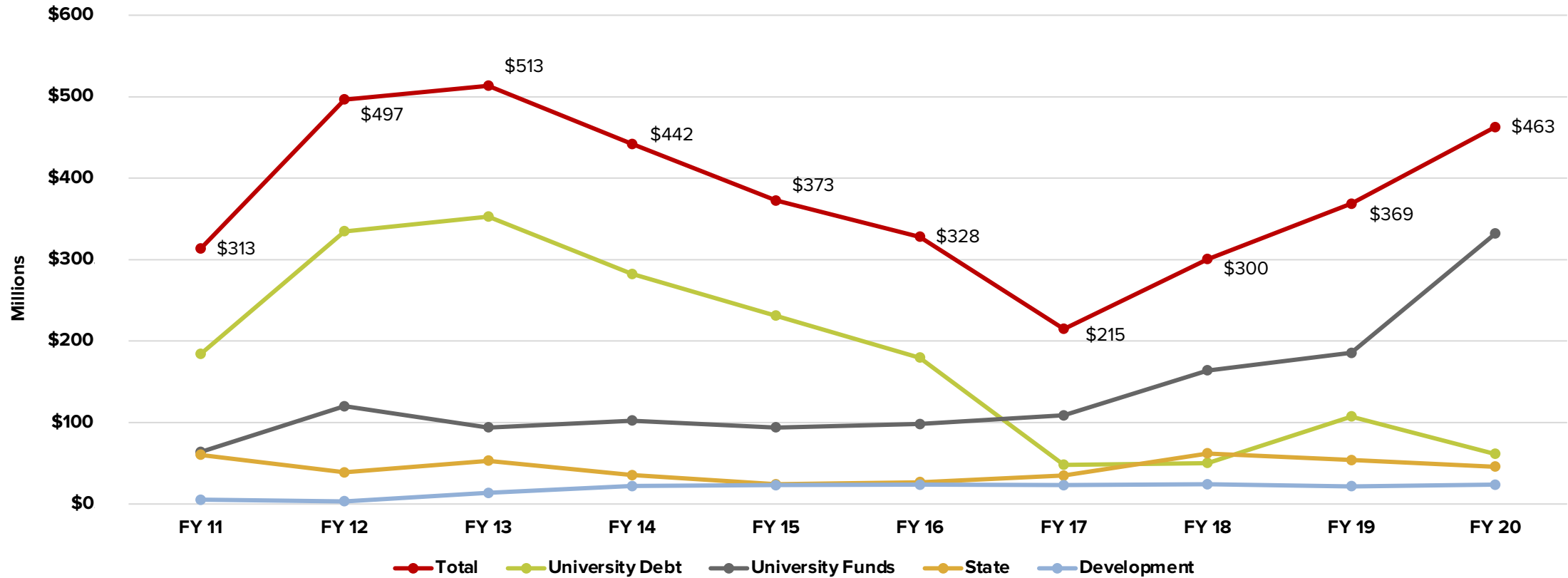
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TOTAL EXPENDITURES BY DISTRICT – FY 11 TO FY 20



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TOTAL EXPENDITURES BY FUNDING SOURCE – FY 11 TO FY 20



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FY 20 ACTUAL AND BUDGETED FTEs

	FY 20 ACTUAL	FY 20 BUDGET
Facilities Operations and Development Administration	5	5
Environmental Health and Safety	37	40
Facilities Design and Construction	75	78
Operations	440	486
TOTAL FOD	557	609
WMC Facilities	133	146

TOTAL OPERATING EXPENSE WAS 5.8% UNDER BUDGET



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INITIATIVES

eBUILDER DESIGN AND IMPLEMENTATION



Construction Project Late Days Reduction

Construction Estimating

Construction Site Safety

COVID-19

Renewal and Deferred Maintenance Initiative

Student Life Integration

Sustainability

Good Catch Program

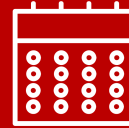


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INITIATIVES

eBuilder Design and Implementation

CONSTRUCTION PROJECT LATE DAYS REDUCTION



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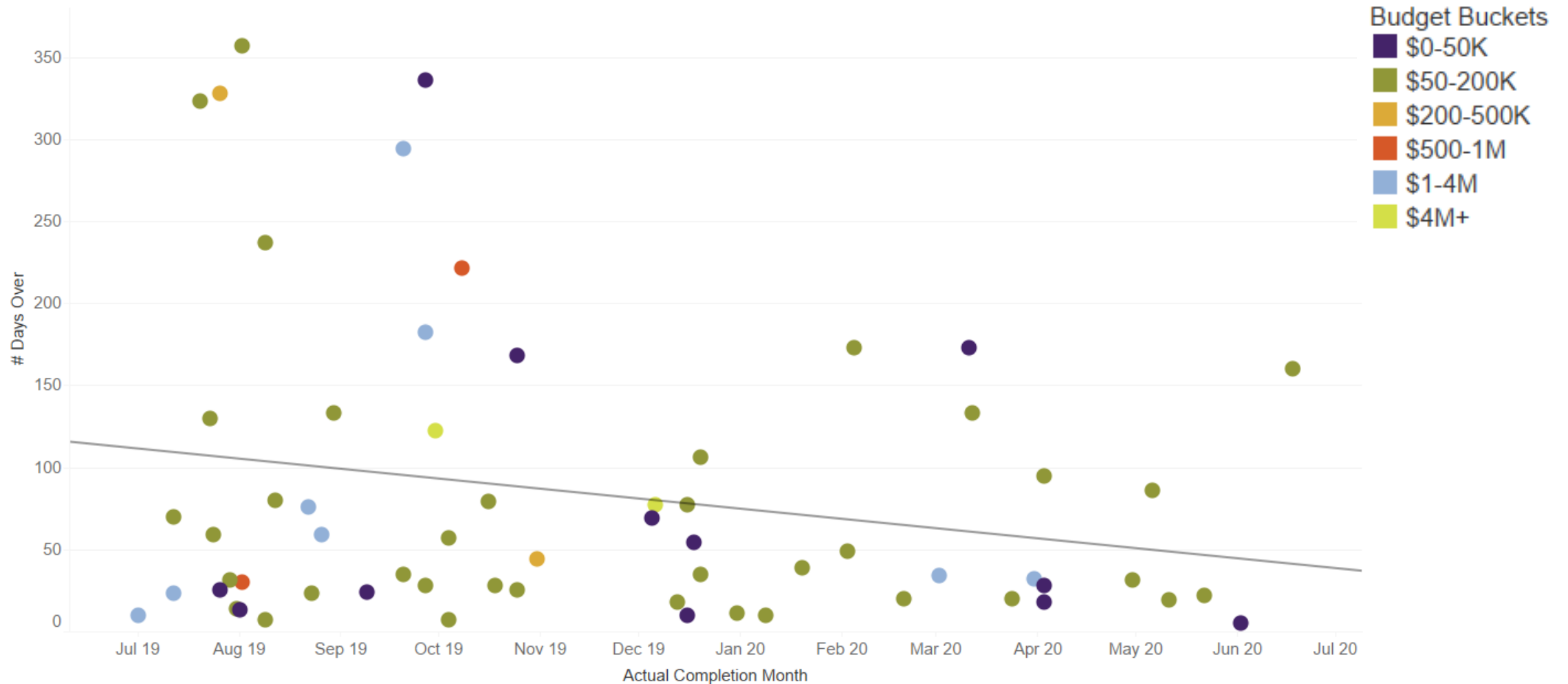
Sustainability

Good Catch Program



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LATE PROJECTS: # OF DAYS BY PROJECT COMPLETION DATE



Actual Completion Month vs. # Days Over. Color shows details about Budget Buckets. The data is filtered on Completion Status and Cause Buckets. The Completion Status filter keeps Late Projects Only. The Cause Buckets filter keeps 7 of 7 members.

INITIATIVES

eBuilder Design and Implementation

Construction Project Late Days Reduction

CONSTRUCTION ESTIMATING

Construction Site Safety

COVID-19

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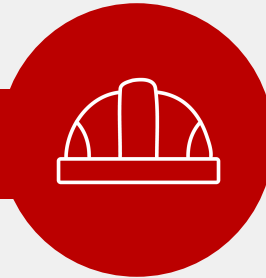
INITIATIVES

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CONSTRUCTION SAFETY



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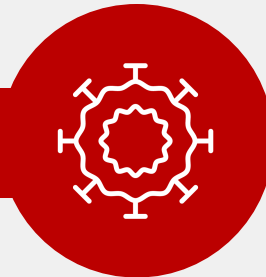
COVID-19

Renewal and Deferred Maintenance Initiative

Student Life Integration

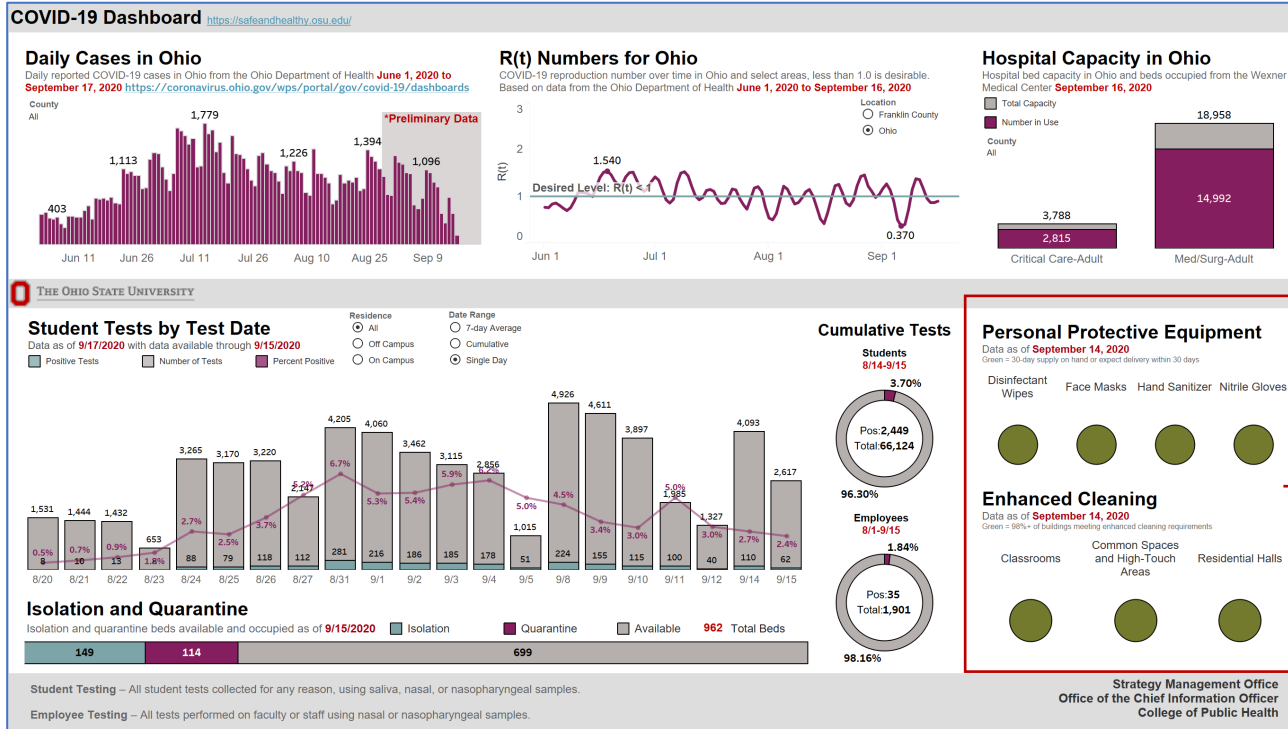
Sustainability

Good Catch Program



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SAFE AND HEALTHY BUCKEYES DASHBOARD



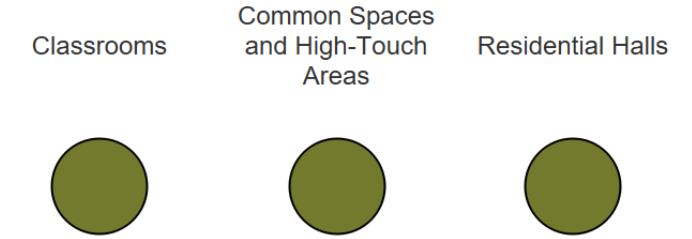
Personal Protective Equipment

Data as of **September 14, 2020**
Green = 30-day supply on hand or expect delivery within 30 days



Enhanced Cleaning

Data as of **September 14, 2020**
Green = 98%+ of buildings meeting enhanced cleaning requirements



Strategy Management Office
Office of the Chief Information Officer
College of Public Health

INITIATIVES

eBuilder Design and Implementation

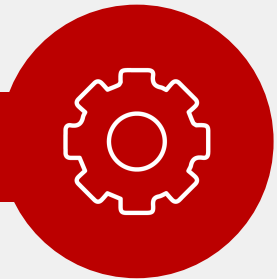
Construction Project Late Days Reduction

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RENEWAL AND DEFERRED MAINTENANCE INITIATIVE



Student Life Integration

Sustainability

Good Catch Program



THE OHIO STATE UNIVERSITY

INITIATIVES

eBuilder Design and Implementation

Construction Project Late Days Reduction

Construction Estimating

Construction Site Safety

COVID-19

Renewal and Deferred Maintenance Initiative

STUDENT LIFE INTEGRATION

Sustainability

Good Catch Program



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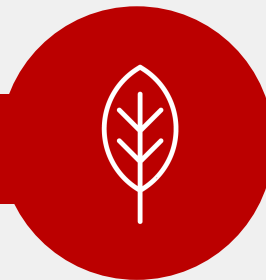
COVID-19

Renewal and Deferred Maintenance Initiative

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SUSTAINABILITY

Good Catch Program



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Renewal and Deferred Maintenance Initiative

Student Life Integration

Sustainability

GOOD CATCH PROGRAM



THE OHIO STATE UNIVERSITY



THE OHIO STATE UNIVERSITY

Major Project Updates

Projects Over \$20M

November 2020



PROJECT STATUS REPORT











CURRENT PROJECTS OVER \$20M

PROJECT	CONST COMPLETION	APPROVALS		BUDGET	ON TIME	ON BUDGET
		Des	Con			
Mars G. Fontana Laboratories (BMEC)	7/2020	COMPLETE		\$59.1M		
OSU East – West Wing Expansion Renovation	8/2020	COMPLETE		\$26.0M		
Optometry Clinic and Health Sciences Facility Office Bldg	10/2020	COMPLETE		\$35.9M		
Ty Tucker Tennis Center	10/2020	COMPLETE		\$23.1M		
Wooster – New Laboratory Building	11/2020	✓	✓	\$33.5M		
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		
Newton – Renovation and Addition	5/2022	✓	✓	\$25.3M		
WMC Outpatient Care Dublin	7/2022	✓	✓	\$161.2M		
Celeste Lab Renovation	8/2022	✓	✓	\$31.1M		
Controlled Environment Food Prod Research Complex	8/2022	✓	✓	\$35.8M		
WMC Outpatient Care West Campus	12/2022	✓	✓	\$348.5M		
Interdisciplinary Research Facility	5/2023	✓	✓	\$237.5M		
Interdisciplinary Health Sciences Center	11/2023	✓	✓	\$155.9M		
Wexner Medical Center Inpatient Hospital	6/2025	✓	✓	\$1,797.1M		

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 Sci Buildings Deferred Maintenance Bolz and Parks Halls Mendenhall Lab and Howlett Hall	11/2021 TBD	✓	✓	\$25.0M	 	 
Arts District School of Music Department of Theater	1/2022 TBD	✓	✓	\$161.6M	 	 
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

User move-in was completed at the end of October. The project is under budget.



 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

All project phases are 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

The project is substantially complete. Punch list and commissioning activities are ongoing. The exterior landscape and hardscape work are nearly complete. Office occupants on the upper floors will begin moving in in November.

 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	9/19-10/20
facility opening	10/20

PROJECT UPDATE

Courts have been coated and final finishes are ongoing. Exterior landscaping is ongoing. Televisions are being installed, furniture has been installed, and final inspections have been scheduled.



 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	10/18-11/20
facility opening	11/20

PROJECT UPDATE

The building is completing interior finishes and site work. The separate chiller plant is complete.

The project experienced some labor, material fabrication and delivery delays due to COVID-19.

Move in is underway and will be complete by the end of November.

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	2/21

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 masonry and interior MEP rough-in are ongoing. The project is currently tracking under budget.



 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	\$101.0M

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 1,800 spaces opening in 12/2020, 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

Punched openings and exterior precast finishes on the medical office building are installed. Brickwork continues on the office building. Precast on the ambulatory surgery center has been installed. Roofing for the building enclosure is nearly complete. MEP, framing, and drywall work is ongoing.



 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	Dugan & Meyer

PROJECT SCHEDULE

BoT approval	8/19
construction	1/21-5/22
facility opening	5/22

PROJECT UPDATE

Criteria design is underway; design builder has been selected and contract is in process.

 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

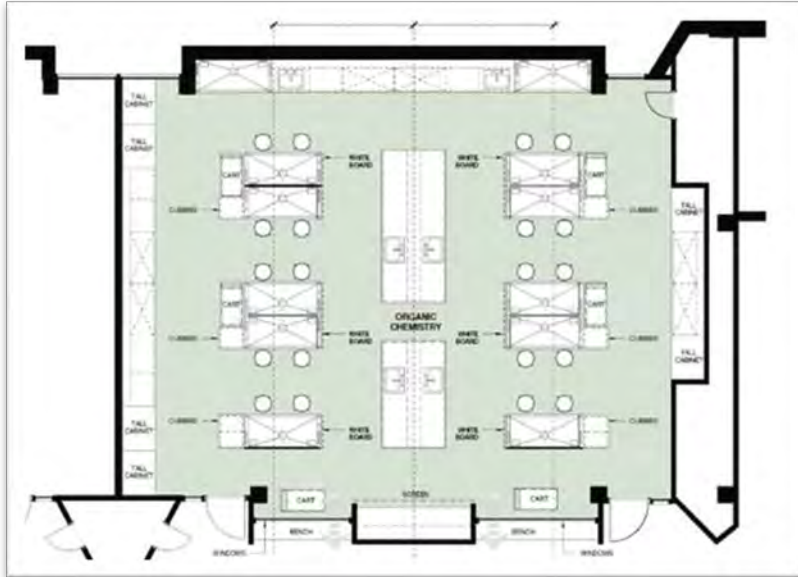
Construction has begun on site with site clearing and mobilization activities.



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; fundraising

CURRENT PROJECT BUDGET

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

CONSULTANTS

architect of record	BHDP
CM at Risk	Elford

PROJECT SCHEDULE

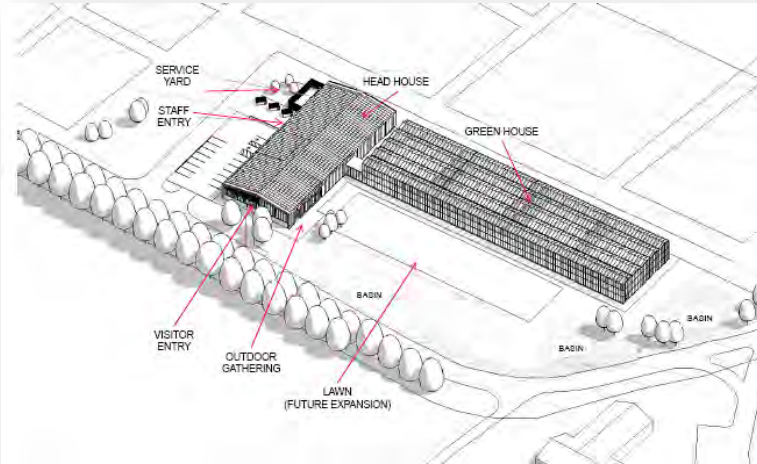
BoT approval	8/18
construction	7/20-8/22
facility opening	8/22

PROJECT UPDATE

Construction abatement, demolition, and HVAC equipment replacements have begun.

 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	\$35.8M

CONSULTANTS

architect of record	Erdy McHenry
CM at Risk	Corna/Kokosing

PROJECT SCHEDULE

BoT approval	6/17
construction	9/20 – 8/22
facility opening	9/22

PROJECT UPDATE

The project was paused and is now proceeding. The GMP has been executed and the add alternate for the additional research greenhouse was accepted.



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 funds; university debt; fundraising

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 leading-edge cancer treatments and research. The facility will also include a 640-space parking garage.

PROJECT FUNDING

auxiliary funds; fundraising; partner funds

CURRENT PROJECT BUDGET

construction w/cont	\$318.4M
total project	\$348.5M

CONSULTANTS

architect of record	Perkins & Will
CM at Risk	BoldtLinbeck

PROJECT SCHEDULE

BoT approval	11/18
construction	7/20-12/22
facility opening- ambulatory	4/23
facility opening – proton	6/23

PROJECT UPDATE

Project is completing construction documents. Earthwork, underground utilities, and foundations have begun.



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	11/19 – 11/23
facility opening	1/24

PROJECT UPDATE

The project restarted in August. Current activities include anatomy wing basement foundation, wall installation, and steel framing. Underground mechanical and electrical work and preparation for site utilities has also begun.





NEWTON – RENOVATION AND ADDITION

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

PROJECT FUNDING

department funds; fundraising; university debt; state funds

CURRENT PROJECT BUDGET

construction w/cont	\$22.5M
total project	\$25.3M

CONSULTANTS

architect of record	Meacham & Apel
CM at Risk	Ruscilli

PROJECT SCHEDULE

BoT approval	2/18
construction	12/20 – 5/22
facility opening	8/22

PROJECT UPDATE

This project is on the Controlling Board agenda for release of the state funding in November 2020 and is anticipated to begin construction by the end of this calendar year.





WMC INPATIENT HOSPITAL

Construct a new 1.9M square foot inpatient hospital tower with up to 820 beds in private room settings replacing and expanding on the 440 beds in Rhodes Hall and Doan Hall including an additional 84 James beds. Facilities will include state-of-the-art diagnostic, treatment and inpatient service areas including emergency department, imaging, operating rooms, 60 neonatal intensive care unit bassinets, critical care and medical/surgical beds, and leading-edge digital technologies to advance patient care, teaching and research.

PROJECT FUNDING

university debt; fundraising; auxiliary funds

CURRENT PROJECT BUDGET

construction w/cont	\$1,643.7M
total project	\$1,797.1M

CONSULTANTS

architect of record	HDR
CM at Risk	Walsh-Turner (JV)

PROJECT SCHEDULE

BoT approval	2/18
construction	10/20 – 6/25
facility opening	Q1 2026

PROJECT UPDATE

Mass excavation work is continuing and drilled piers have begun. The Cannon Garages have been closed for demolition.

 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; university debt; fundraising; partner 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

Mechanical, electrical and plumbing rough-in, roofing, framing and east exterior elevation masonry is ongoing. The university has paused the construction of the 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



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

The project team is evaluating scope and budget alternatives. Project design will be completed on schedule then the project will be paused to evaluate a revised timeline for construction.

 On Time

 On Budget



THE OHIO STATE
UNIVERSITY

Cost Estimating

November 2020 Board of Trustees

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Agenda

- **Problem/Challenge**
- **Progress**
- **Vision**
- **Next Steps**

Vision, Budget and Outcome

Current processes result in goal misalignment

Historical Criticism:

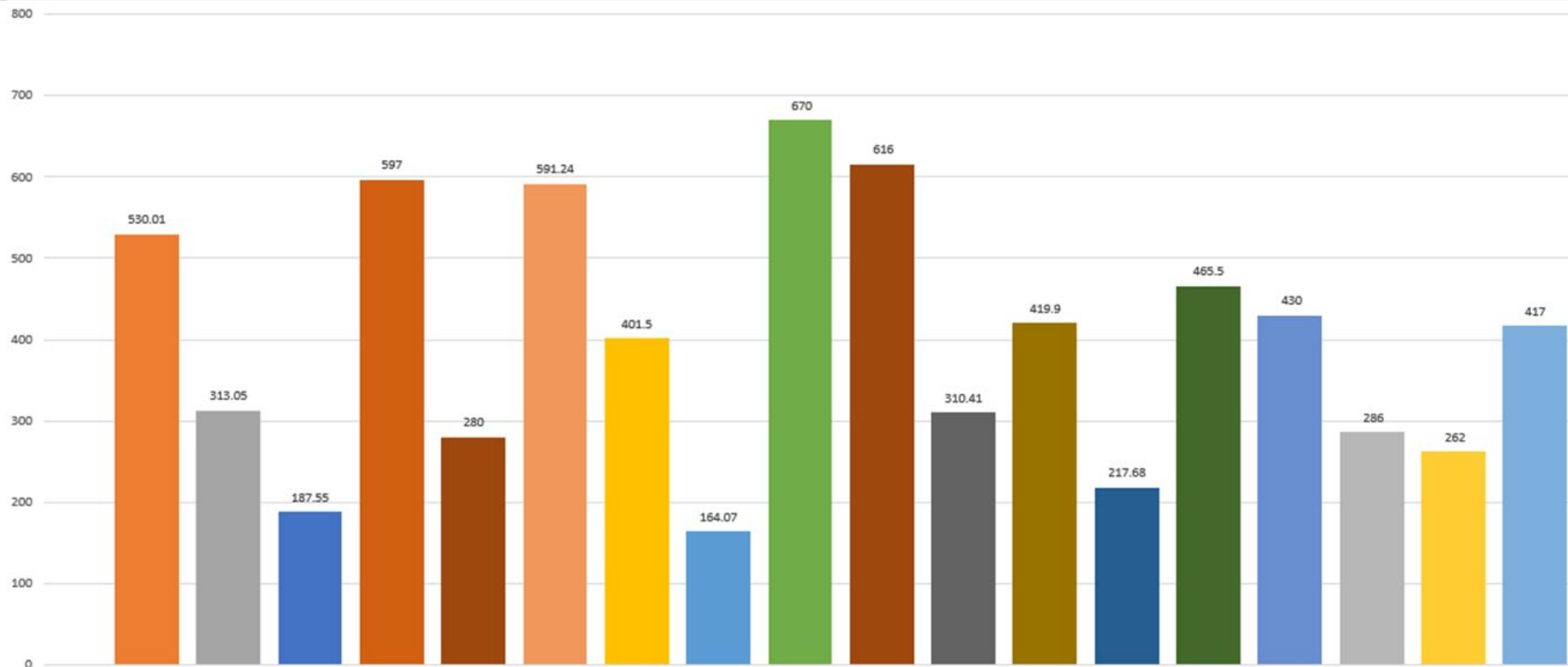
- *Expensive to build at OSU*
- *Unreliable estimates and cost overruns*
- *Customer “full vision/intent” shortfall*

Disparity between private sector and institutional construction costs:

- *OSU Building Standards*
- *OSU Process and Policies*
- *State Requirements*
- *Project Goals*

Where we want to be:

- *Aligned on multiple “appropriate” benchmarks at a detailed level*
- *Decisions are data driven between 1st cost and long-term TCO*
- *Ease of use toolsets*
- *Updateable/reusable assemblies and component pricing*



Goals :

18 “Go-By” Cost Models:

- *Representative Building Types*
- *14 Renovation Models*
- *4 New Construction Models*

PCS Models Contain:

- *Detailed “discipline” costs*
- *Assembly detail*
- *Direct detailed mapping to RSMeans® Data*

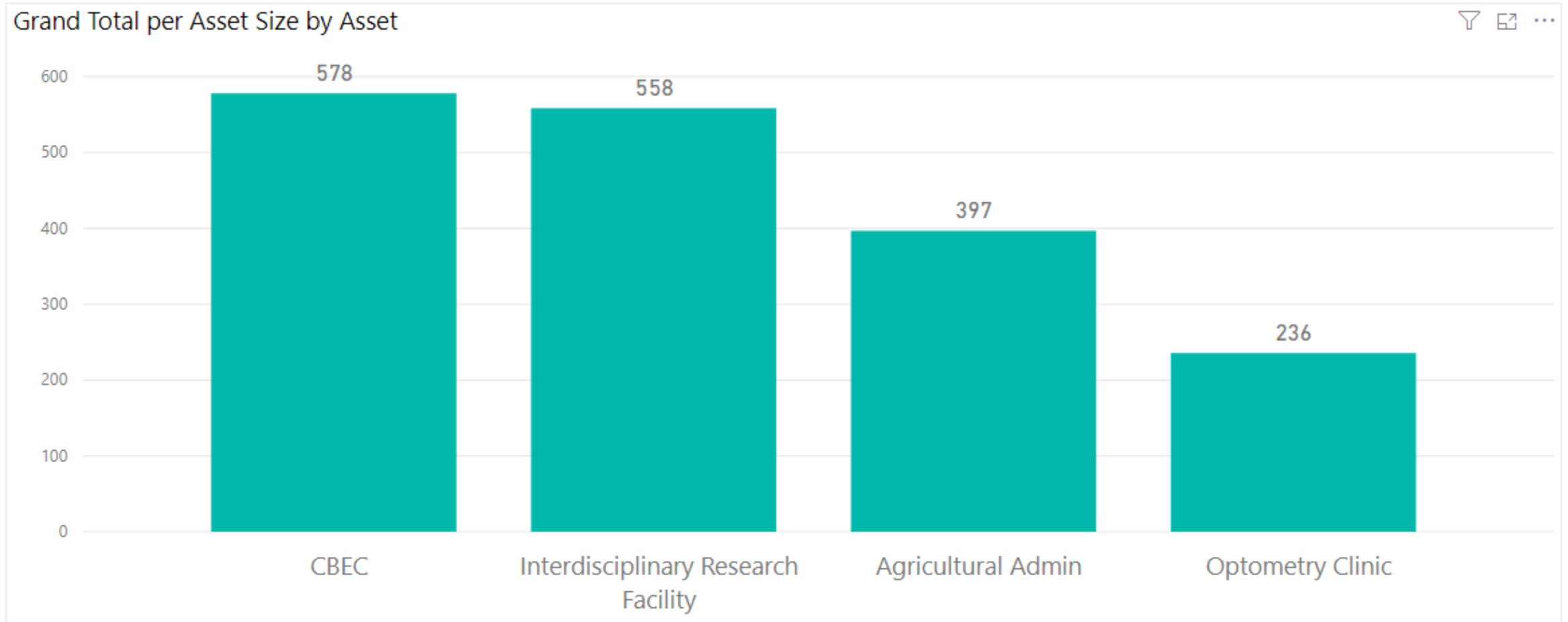
Goals :

18 “Go-By” Cost Models:

- *Representative Building Types*
- *14 Renovation Models*
- *4 New Construction Models*

PCS Models Contain:

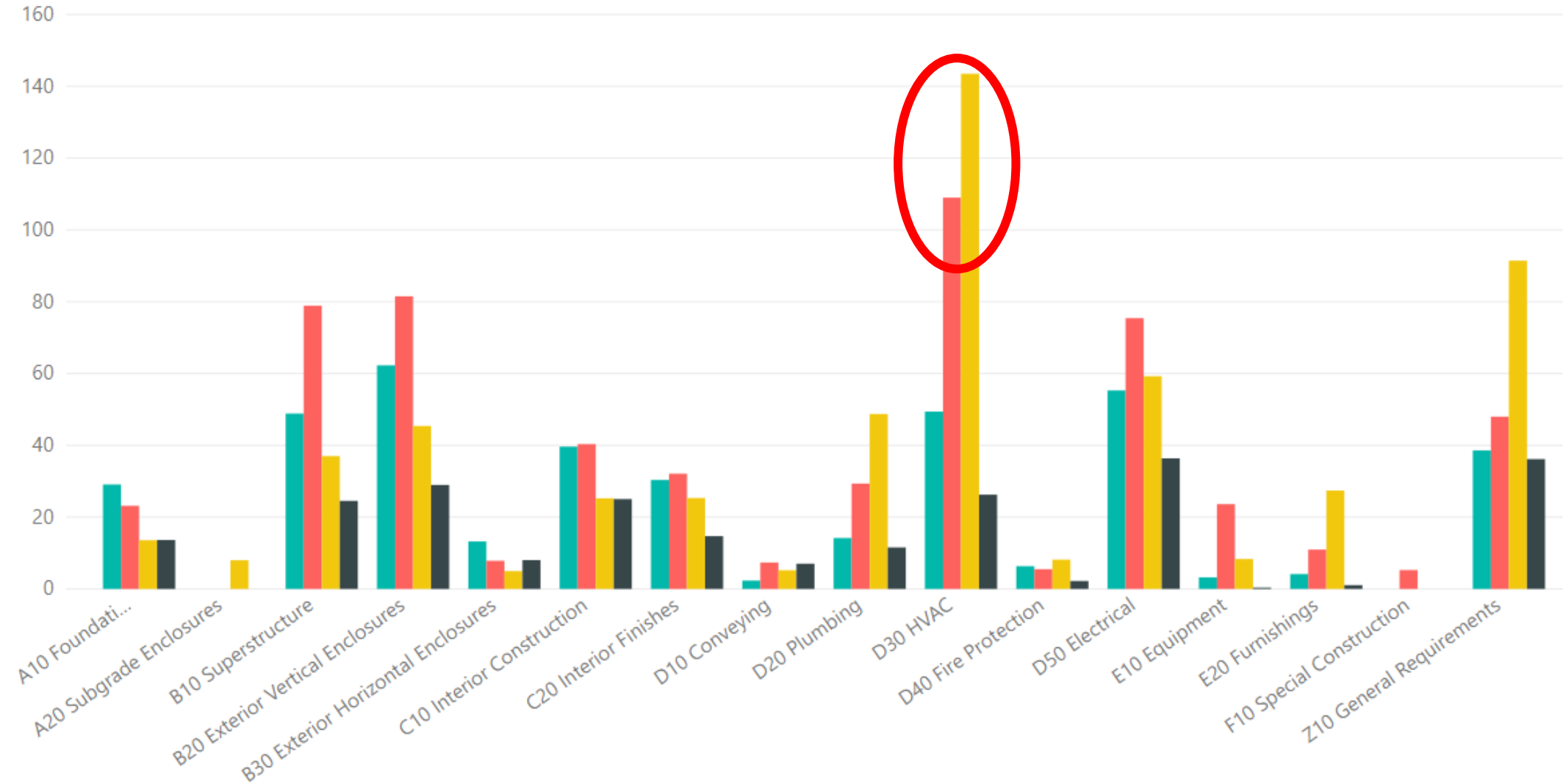
- *Detailed “discipline” costs*
- *Assembly detail*
- *Direct detailed mapping to RSMMeans® Data*



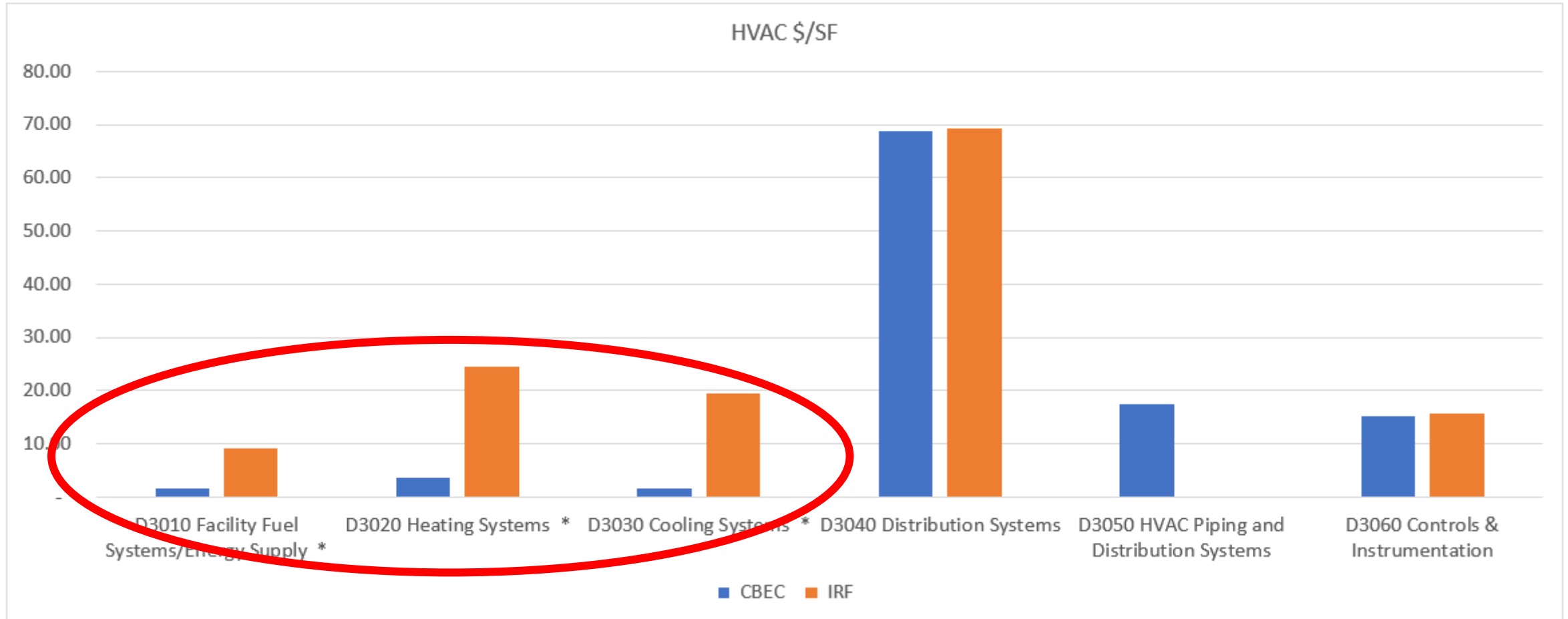
Progress – Framework for Development

Grand Total per Asset Size by UF 2 and Asset

Asset ● Agricultural Admin ● CBEC ● Interdisciplinary Research Facility ● Optometry Clinic



Progress – Framework for Development



Evaluation:

Need accurate and updateable cost databases with shared data sets

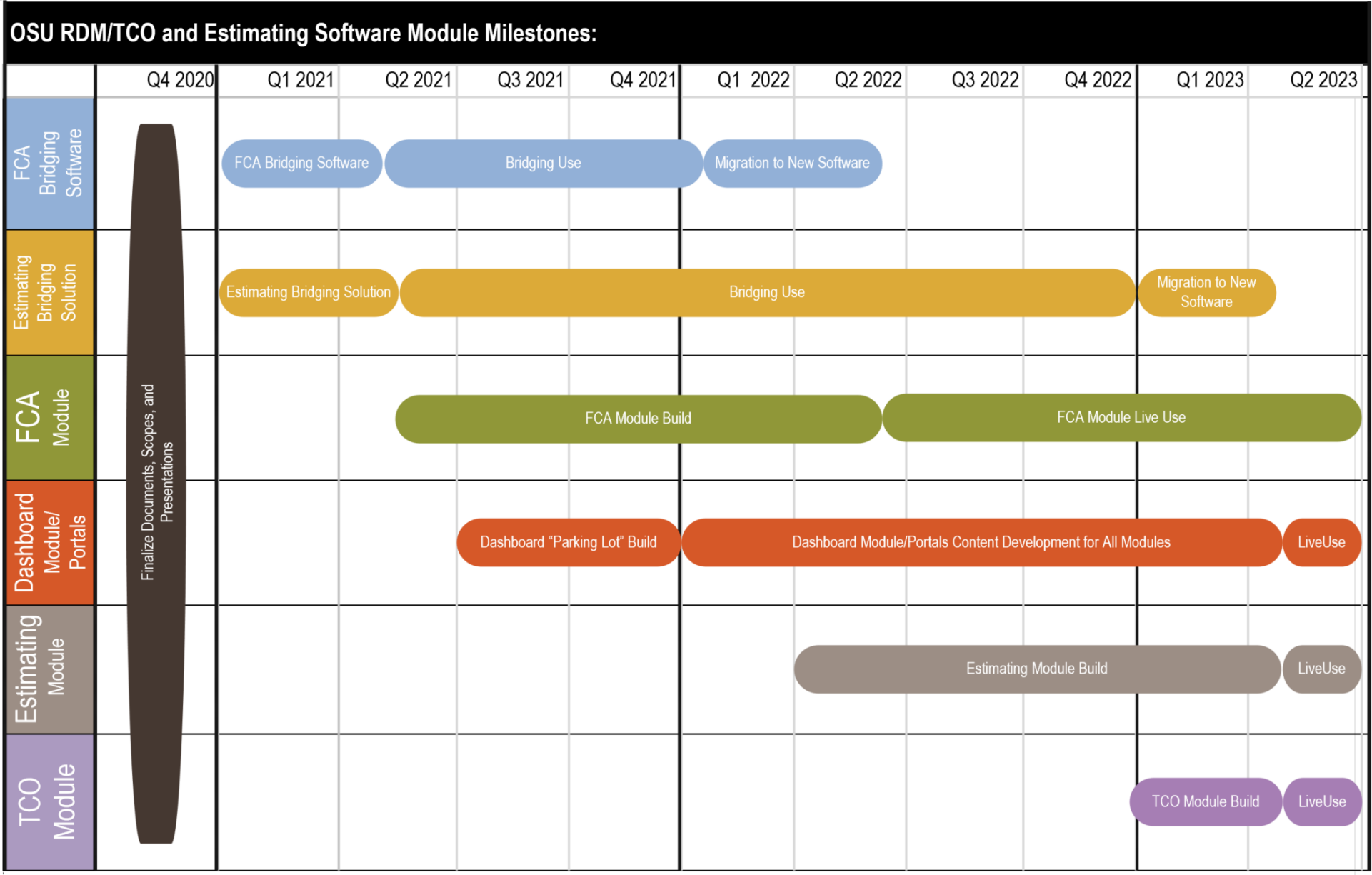
- *New construction*
- *Major renovation*
- *Total Cost of Ownership (TCO)*
- *Deferred Maintenance Deficiencies (DMD)*
- *Current Replacement Values (CRV)*
- *Refresh*
- *Flex space/Move-management*
- *“Simple” interfaces for multiple user-levels*

Future State:

Interactive dashboards that digest multiple data sets and reports

- *Data Validation*
- *Estimate Tracking*

Next Steps





THE OHIO STATE UNIVERSITY

Dodd Parking Garage

OSU-200103

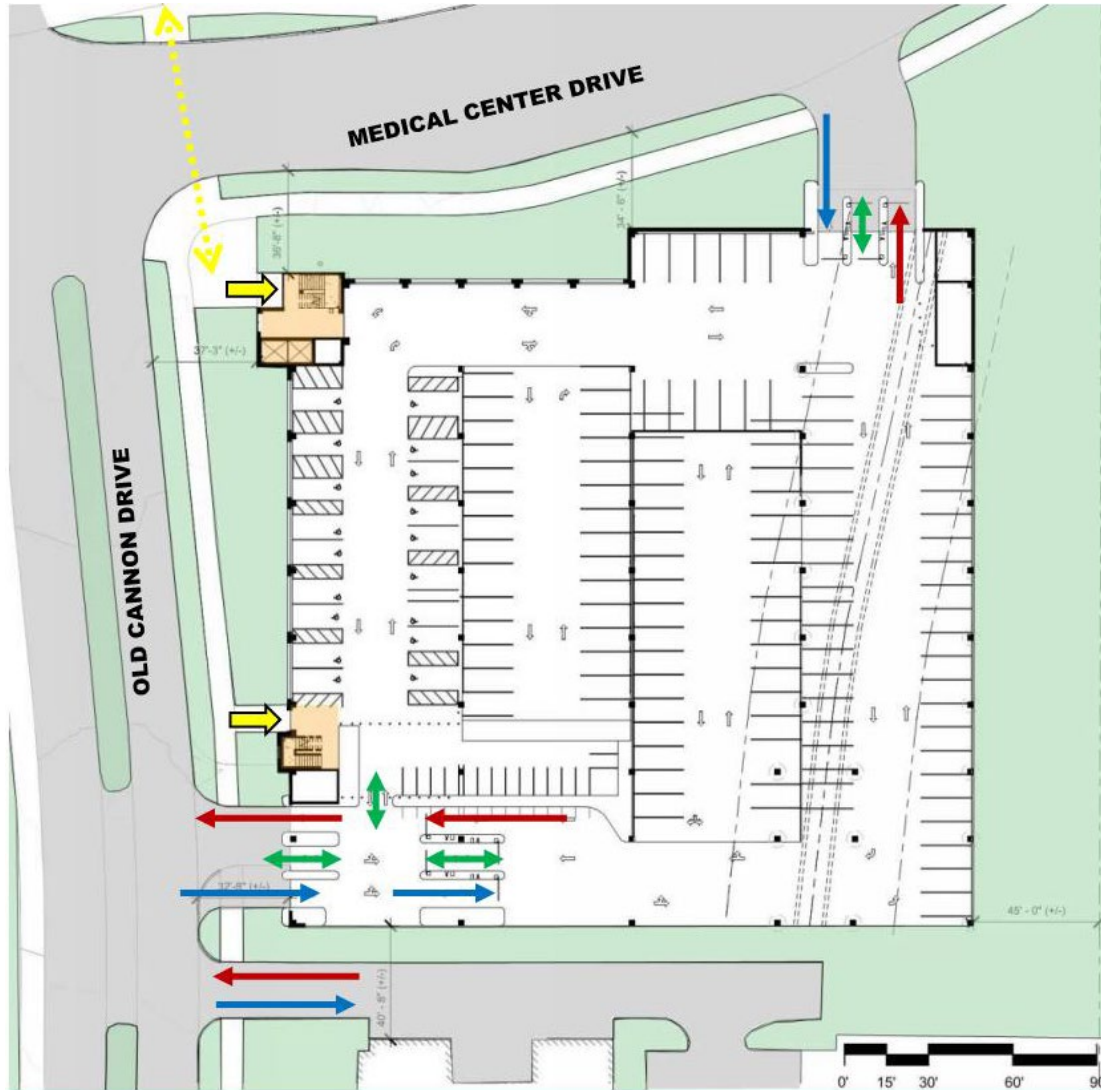


Dodd Garage – Site Plan and Context



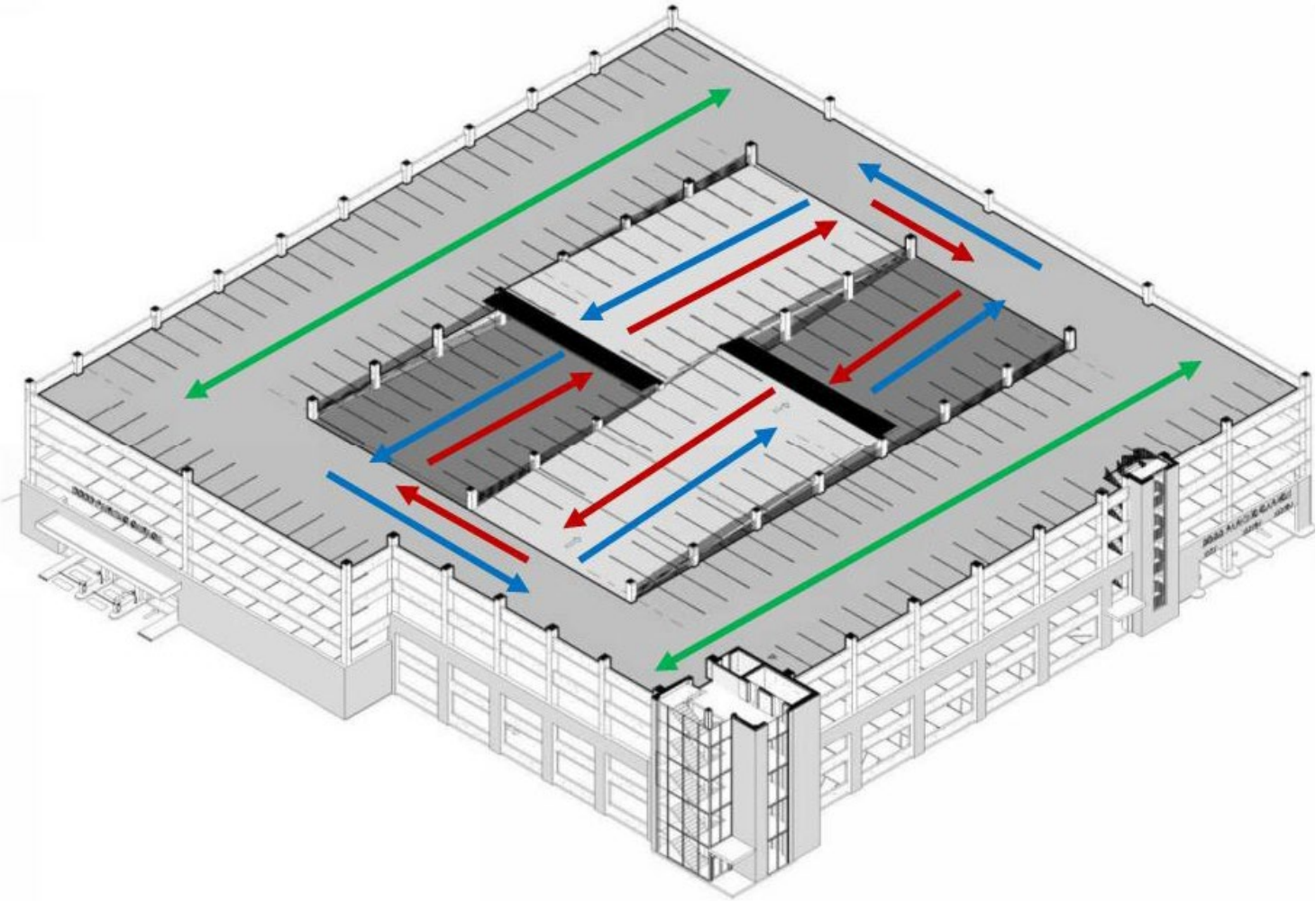


Vehicular and Pedestrian Entry and Exits





Axonometric Section – Vehicular Circulation





OSU 200103 – Dodd Parking Garage





Primary Building Elevations



NORTH ELEVATION



WEST ELEVATION



SUMMARY OF ACTIONS TAKEN

August 26, 2020 – Master Planning & Facilities Committee Meeting

Voting Members Present by Zoom Virtual Meeting:

Alexander R. Fischer
James D. Klingbeil

Brent R. Porteus
Anand Shah

Robert H. Schottenstein
Gary R. Heminger (ex officio)

Members Absent:

N/A

PUBLIC SESSION

The Master Planning & Facilities Committee of The Ohio State University Board of Trustees convened on Wednesday, August 26, 2020, virtually over Zoom. Committee Chair Alex Fischer called the meeting to order at 1:00 p.m.

Items for Discussion

1. Committee Charter Review: Alex Fischer and Jay Kasey shared a draft version of the revised Master Planning & Facilities Committee charter for review. The charter is being updated for consistency in formatting, using the same revised template as the other committees.
2. Physical Environment Scorecard: Jay Kasey shared this scorecard, which covers FY20 data through June 2020. Three metrics were coded red – % Total Projects Completed on Time, CABS Riders and All Parking Garage Peak Time Occupancy. The majority of the projects that were not completed on time were smaller projects, where schedules are more dependent on both subcontractors and the timely arrival of building materials. The below target number of CABS riders and garage occupancy were both directly linked to reduced campus activity amidst the pandemic.
3. Major Project Updates: Mark Conselyea gave an update on the status of all projects over \$20 million. At the time of this report, we were watching two projects closely for schedule – Wooster's new laboratory building and Newark's John and Mary Alford Center for Science and Technology. The Postle Partial Replacement was red (not on track) for schedule and being watched closely for budget. Four projects were listed as modified scope/paused (orange) due to the COVID-19 pandemic – Instructional Sciences Renewal and Deferred Maintenance (Bolz and Parks Halls), Arts District (Department of Theatre), the Controlled Environment Food Production Research Complex and the Lacrosse Stadium.
4. Design Review: Outpatient Care West Campus: Keith Myers presented the current design and program for the Wexner Medical Center's Outpatient Care West Campus facility, a nearly 400,000-square-foot, eight-story building located at the intersection of Kenny and Carmack roads.



Items for Action

5. Resolution No. 2021-06, 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.

(See Appendix X for background information, page XX)

6. Resolution No: 2021-07, 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.

(See Appendix X for background information, page XX)

7. Resolution No: 2021-08, Approval to Increase Professional Services and Construction Contracts

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:

	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.

(See Appendix X for background information, page XX)



8. Resolution No. 2021-09, 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.

(See Appendix X for background information, page XX)

9. Resolution No. 2021-10, 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.

(See Appendix X for background information, page XX)



10. Resolution No. 2021-11, Approval for Recognition, Non-Disturbance and Attornment Agreement

Lane Avenue and Carmack Road
in 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.

(See Appendix X for background information, page XX)



11. Resolution No. 2021-12, 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.

(See Appendix X for background information, page XX)

Action: Upon the motion of Mr. Klingbeil, seconded by Mr. Schottenstein, the committee adopted the foregoing motions for the FY21 Capital Investment Plan and the Approval of a Recognition, Non-Disturbance and Attornment Agreement by majority voice vote with the following members present and voting: Mr. Klingbeil, Mr. Porteus, Mr. Shah, Mr. Schottenstein and Mr. Heminger. Mr. Fischer abstained.



Action: Upon the motion of Mr. Fischer, seconded by Mr. Shah, the committee adopted the remaining foregoing motions by unanimous voice vote with the following members present and voting: Mr. Fischer, Mr. Klingbeil, Mr. Porteus, Mr. Shah, Mr. Schottenstein and Mr. Heminger.

EXECUTIVE SESSION

It was moved by Mr. Fischer, and seconded by Mr. Porteus, that the committee recess into executive session to consider business-sensitive trade secrets required to be kept confidential by federal and state statutes.

A roll call vote was taken, and the committee voted to go into executive session, with the following members present and voting: Mr. Fischer, Mr. Klingbeil, Mr. Porteus, Mr. Shah, Mr. Schottenstein and Mr. Heminger.

The committee entered executive session at 1:46 p.m. and the meeting adjourned at 2:06 p.m.

DRAFT

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

Cannon Drive Relocation – Phase 2
Ross – OPR/OR Expansion

APPROVAL TO ENTER INTO/INCREASE CONSTRUCTION CONTRACTS

Energy Advancement and Innovation Center
WMC Outpatient Care West Campus

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	
Cannon Drive Relocation – Phase 2	\$2.2M	\$46.4M	\$48.6M	University Debt Auxiliary Funds Partner Funds
Ross – OPR/OR Expansion	\$1.0M	\$8.7M	\$9.7M	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	
Energy Advancement and Innovation Center	\$31.5M	\$31.5M	Partner Funds
WMC Outpatient Care West Campus	\$164.2M	\$164.2M	Fundraising Auxiliary Funds Partner 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 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

Cannon Drive Relocation – Phase 2

OSU-180069 (CNI# 13000046, 18000174, 19000122)

Project Location: Cannon Drive between John Herrick Drive and Woody Hayes Drive

- **approval requested and amount**

increase professional services	\$2.2M
construction	\$46.4M

- **project budget**

professional services	\$8.8M
construction w/contingency	\$46.4M
OSEP/ENGIE scope	\$1.7M
total project cost	\$56.9M

- **project funding**

- university debt
- fundraising
- university funds
- auxiliary funds
- state funds
- partner funds (OSEP/ENGIE)

- **project schedule**

BoT professional services approval	8/17
design	10/17 – 4/23
BoT construction approval	11/20
construction	5/23 – 12/24

- **project delivery method**

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

- **planning framework**

- this project was included in the FY 2018, FY 2019, and FY 2020 Capital Investment Plans
- extended time for design required due to levee permitting requirements, which includes coordination with local, state, and federal agencies as well insurance reviews

- **project scope**

- rebuild Cannon Drive between John Herrick Drive and Woody Hayes Drive at its current elevation and construct a certified ODNR flood protection levee
- straighten the northern end of Cannon by eliminating the S-curve and creating a new signalized intersection at the east end of the river bridge
- construct a bus pull off at the southeast corner of Herrick and Cannon Drives for the new hospital tower
- project scope also includes the continued expansion of the river park

- **approval requested**

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



- **project team**

University project manager:	Tom Ekegren
AE/design architect:	EMHT, Inc.
CM at Risk:	Igel/Ruhlin (joint venture)

Project Data Sheet for Board of Trustees Approval

Ross – OPR/OR Expansion

OSU-210113 (CNI# 20000155)

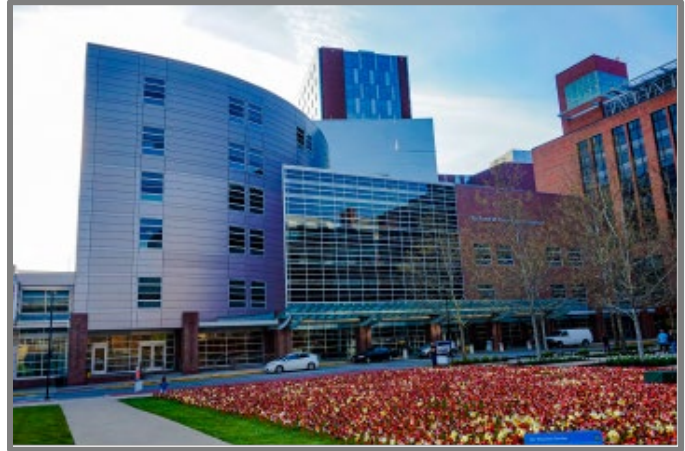
Project Location: Ross Heart Hospital

- **approval requested and amount**

professional services	\$1.0M
construction w/contingency	\$8.7M
- **project budget**

professional services	\$1.0M
construction w/contingency	\$8.7M
<hr/> total project budget	<hr/> \$9.7M
- **project funding**
 - university debt
 - fundraising
 - university funds
 - auxiliary funds
 - state funds
- **project schedule**

BoT prof serv/con approval	11/20
design	11/20 – 11/21
construction	09/21 – 10/22
facility opening	11/22
- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk
- **planning framework**
 - this project is included in the FY 2021 Capital Investment Plan
 - a study was completed in October 2019
- **project scope**
 - the project will provide an eighth operating room and expand the pre-op/outpatient recovery from six to ten bays
 - the new operating room will be a hybrid OR and will be adjacent to the existing ORs
 - the project will move the 4th floor staff lounge and locker room to the 5th floor to accommodate the additional bays for the outpatient recovery
- **approval requested**
 - approval is requested to enter into professional services and construction contracts



-
- **project team**

University project manager:	Lance Timmons
AE/design architect:	
CM at Risk:	

Project Data Sheet for Board of Trustees Approval

Energy Advancement and Innovation Center

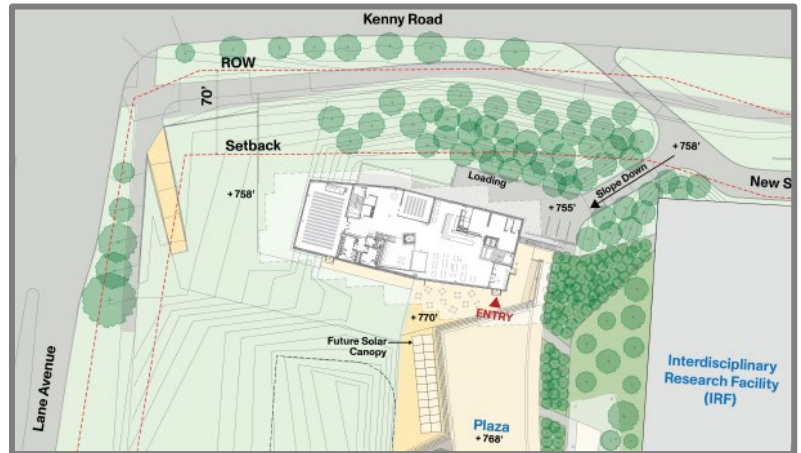
OSU-180355-1 (CNI# 18000020, 19000128)

Project Location: 2281 Kenny Road – West Campus

- **approval requested and amount**

construction	\$31.5M
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- **project budget**

professional services	\$5.2M
construction w/contingency	\$31.5M
total project budget	\$36.7M



- **project funding**
 - university debt
 - fundraising
 - university funds
 - auxiliary funds
 - state funds
 - partner funds (OSEP/ENGIE)
- **project schedule**

BoT professional services approval	2/19
design	9/19 – 3/21
BoT construction approval	11/20
construction	6/21 – 3/23
facility opening	5/23
- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk
- **planning framework**
 - the facility is a cornerstone of the public/private partnership with Ohio State Energy Partners (OSEP)
 - the long-term lease and concession agreement between the university and OSEP included \$50M for the development of the Energy Advancement and Innovation Center to serve as an experimental hub for energy research and technology incubation
 - of the \$50M funding commitment: \$38.5M of the funding is for design and construction; \$7.5M is for seed money for initial project programming; \$4M of the funding is for building operations
 - this project is included in the FY 2019 and FY 2020 Capital Investment Plans
- **project scope**
 - the 52,684 gsf Energy Advancement and Innovation Center will be delivered in conjunction with the Interdisciplinary Research Facility to ensure consistent design and site construction
 - the building is centered around finding innovative solutions for energy reduction and will develop, demonstrate, and deploy innovations in sustainable building design and performance
 - the project will include the installation of a direct current (DC) microgrid with future plans to install photovoltaics/solar panels on the roof
 - approximately 14,000 gsf will be dedicated lab space, 14,000 gsf will be collaborative learning and gathering space, 1,000 gsf will be smaller focused workspace, and 3,000 gsf will be shelled for program expansion
 - the facility will include a 210-seat seminar room and a 96-seat cafe will serve the Innovation and Research Buildings
- **approval requested**
 - approval is requested to enter into construction contracts

- **project team**

University Project Manager:	Brendan Flaherty
AE/Design Architect:	Moody Nolan/Smith Miller Hawkinson
CM at Risk:	Whiting Turner/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 construction \$164.2

- **project budget**

professional services	\$27.9M
construction w/contingency	\$318.4M
ENGIE scope	\$2.2M
total project budget	\$348.5M



- **project funding**

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

- **project schedule**

BoT professional services approval	11/18
design/bidding	12/18 – 7/20
BoT construction approval – garage	11/19
BoT construction approval – amb/proton	2/20
construction	5/20 – 12/22
facility opening – garage/ambulatory	4/23
facility opening – proton	6/23

- **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 a 385,000 square foot cancer-focused ambulatory facility, including a 65,000 square foot proton therapy center
- the proton therapy treatment facility in partnership with Nationwide Children's Hospital, is the first of its kind in central Ohio that will focus on leading edge cancer treatments and research in flash technology. The \$105M proton therapy facility will receive 50% partner funding from Nationwide Children's.
- facility will include outpatient operating rooms, interventional radiology rooms, extended recovery unit, pre-anesthesia center, diagnostic imaging center, retail pharmacy, hematology clinic, genitourinary (GU) clinic, infusion and medical office and support spaces
- 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 to increase construction contracts

-
- **project team**

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

AUTHORIZATION FOR INCREASE TO WOSU FINAL IMPROVEMENTS

14TH AVENUE AND PEARL STREET
COLUMBUS, OHIO

Synopsis: Authorization to allow WOSU to fund final improvements at the 14th Avenue and Pearl Street location of their new studio is proposed.

WHEREAS Resolution 2019-64 authorized The Ohio State University to enter into a lease with Redstone Realty Company, LLC, a wholly-owned subsidiary of Campus Partners for Community Urban Redevelopment, for the construction and occupancy of a four-story building to house new studios for WOSU; and

WHEREAS such Resolution contained a condition that the consideration paid by the university to Redstone Realty Company, LLC, pursuant to the lease agreement, including pre-paid rent and tenant improvements, would not exceed \$29,000,000, which such amount was based upon preliminary estimates; and

WHEREAS pursuant to such Resolution, the parties entered into such lease on May 28, 2019; and

WHEREAS through the design and construction process and taking into account both savings as well as additions to the project budget, WOSU has determined that an additional \$3,500,000 is required to complete the project, so as to include and accommodate: increased labor costs, site conditions, specialized construction assemblies unique to broadcast and production environments, selected technology and other improvements; and

WHEREAS the funds necessary to meet the university's obligations under the lease are being provided through WOSU:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby authorizes the President and/or Senior Vice President for Business and Finance to approve funding, under and pursuant to the lease between The Ohio State University and Redstone Realty Company, LLC, including for pre-paid rent and tenant improvements, in an amount not to exceed \$32,500,000, on such terms and conditions as deemed to be in the best interest of the university.

**AUTHORIZATION FOR INCREASE TO WOSU FINAL IMPROVEMENTS
14TH AVENUE AND PEARL STREET
COLUMBUS, OHIO
BOARD BACKGROUND**

Background

The Ohio State University, on behalf of its WOSU Public Media (WOSU), seeks authorization to fund final improvements through its lease with Redstone Realty Company, LLC (Redstone) for development of a new building being constructed at the corner of 14th Avenue and Pearl Street.

Project Summary

Board Resolution 2019-64 authorized a lease for the development of a four-story single occupancy building to house new production and broadcast studios for WOSU. Pursuant to that resolution The Ohio State University, on behalf of WOSU, entered into a lease dated May 28, 2019, with Redstone, a wholly owned subsidiary of Campus Partners for Urban Community Redevelopment (Campus Partners). The lease terms were capped in the resolution at \$29,000,000 based upon preliminary project estimates.

Through the design and construction process and taking into account both savings as well as additions to the project budget, WOSU has determined that an additional \$3,500,000 is required to complete the project, so as to include: increased labor costs, site conditions, specialized construction assemblies unique to broadcast and production environments, selected technology and other improvements.

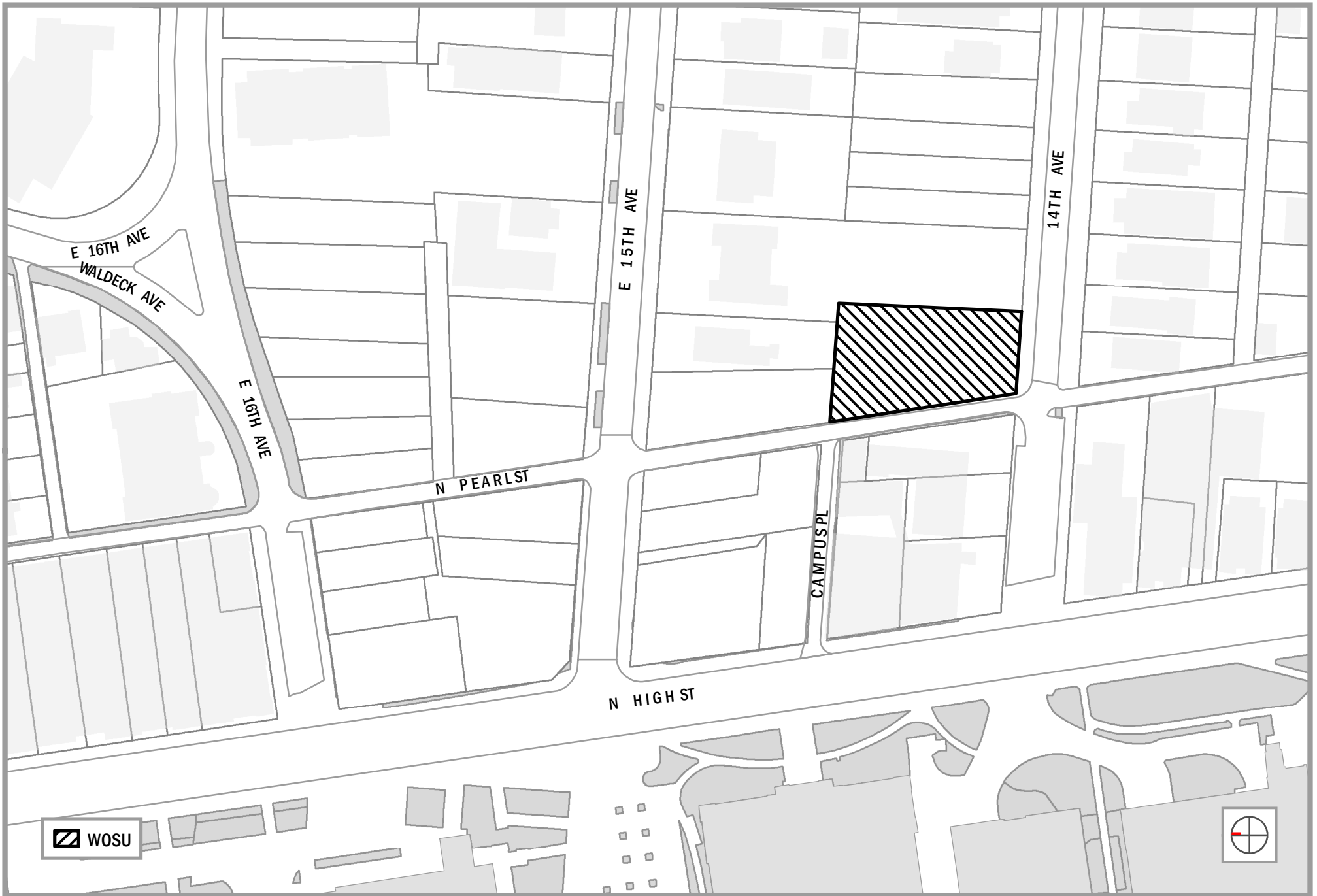
The funds necessary to meet the University's obligations under the lease are being provided through WOSU. This resolution is to authorize funding of the lease in alignment with final project values.

Location, and Description of Proposed Project

The subject development is an approximately 52,000 square foot, 4-story building to be located at the northeast corner of 14th Avenue and Pearl Street and is a component part of the overall 15th + High development.

Authorization Requested

Authorization is requested to approve funding through the lease in an amount not to exceed \$32,500,000, upon such terms and conditions that are deemed to be in the best interest of the University.



APPROVAL FOR PURCHASE OF REAL PROPERTY

0.06+/- ACRES ON WEST 11TH AVENUE
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to purchase real property located at 75 West 11th Avenue, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University ("University") seeks to purchase 0.06+/- acres of improved real property located at 75 West 11th Avenue, Columbus, Ohio, identified as Franklin County tax parcel 010-021413-00 ("Property"); and

WHEREAS the Property is strategically located on the university's main campus; and

WHEREAS the Property is contiguous on all sides to land owned by the State of Ohio; and

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

NOW THEREFORE

BE IT 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 the negotiated price. 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 REAL PROPERTY
75 W 11TH AVENUE, COLUMBUS IN FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University seeks to acquire from Hays & Hucek, Inc. (Seller) approximately 0.06 acres of land located at 75 W 11th Avenue, Columbus, Ohio to support the University Framework Plan and development along this corridor. This tract is the last piece of property on West 11th Avenue that Ohio State does not own.

Location and Description

The affected property is located at 75 W 11th Avenue near Highland, between High Street and Neil Avenue. The improvements were constructed in 1900 and were last renovated in 1965. They contain approximately 1,772 sf and have been used as a restaurant.

Property History

The property is titled to Hays & Hucek, Inc. and will be acquired in the name of the State of Ohio. Acquisition will require approval of the State Controlling Board. The Seller will continue to operate the restaurant located on the Property under a lease with OSU through May 2021. The Seller will be responsible for all operating expenses associated with the business during the tenancy under the lease.

Acquisition of Property

Planning, Architecture and Real Estate recommends that the +/- 0.06 acres be acquired under terms and conditions that are deemed to be in the best interest of the university. The anticipated purchase price is \$1,000,000, which falls within the range of the two appraisals ordered on the property. The source of funding for the acquisition is the OSU Land Purchase Account.



 PROPERTY TO ACQUIRE
 OSU PROPERTY

PURCHASE OF REAL PROPERTY
75 W 11TH AVENUE
COLUMBUS, FRANKLIN COUNTY, OHIO 43201

APPROVAL FOR PURCHASE OF REAL PROPERTY

1145 OLENTANGY RIVER ROAD,
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to purchase real property located at 1145 Olentangy River Road, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University ("University") seeks to purchase improved real property located at 1145 Olentangy River Road in Columbus, Ohio, identified as Franklin County parcels 010-288228 and 010-288355 ("Property"); and

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

WHEREAS the property includes a four-story, 114,900± square foot building, known as the Stefanie Spielman Comprehensive Breast Center, which houses multi-specialty medical groups and an ambulatory out-patient radiation treatment center; and

WHEREAS the university currently leases the entire property under a lease, approved by the Board of Trustees in 2009 by Resolution 2009-49 ("Lease"); and

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

WHEREAS the university exercised the option to purchase the property on July 21, 2020 ("Exercise Date"); and

WHEREAS the obligation of the university to purchase the property after exercising the option is subject to and conditioned upon approval of its Board of Trustees and the State of Ohio Controlling Board:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the Executive Vice President and Provost, the Senior Vice President for Business and Finance and Chief Financial Officer, and the Executive Vice President and Chancellor for Health Affairs, in consultation with the chair of the Audit, Compliance and Finance Committee and the chair of the Master Planning and Facilities Committee, are collectively authorized to take action required to effect the purchase of real property in the name of the state of Ohio for the benefit of The Ohio State University, upon terms and conditions deemed to be in the best interest of the university.

**APPROVAL FOR ACQUISITION OF REAL PROPERTY
1145 OLENTANGY RIVER ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University's Wexner Medical Center (WMC) seeks to acquire approximately 5.524± acres of real property located at 1145 Olentangy River Road (Property) from Gowdy Partners III, LLC (Owner). The Property is improved with a four-story, 114,900± square foot medical office building (MOB) with adjacent parking, which WMC operates as its Stefanie Spielman Comprehensive Breast Center (SSCBC).

WMC currently occupies the entire Property pursuant to a long-term lease the OSU Board of Trustees approved at its November 07, 2008 meeting through Resolution No. 2009-49 (Lease). The Lease provides the university with three options to purchase the Property. The university exercised the second option to acquire the Property on July 21, 2020.

The obligation of the university to purchase the Property after exercising the option is subject to and conditioned upon approval of its Board of Trustees and the State of Ohio Controlling Board.

Location and Description

The parcels to be acquired, identified as county parcel 010-288228-00 and 010-288355-00, are zoned CPD (Commercial Planned Development) and is part of a larger tract of land, commonly known as Gowdy Field. The Property is located at the northwest portion of the Gowdy Field land parcel that parallels State Route 315 and is located 1.6 miles from The Ohio State University (OSU) Columbus campus. The SSCBC includes multi-specialty medical groups and an ambulatory out-patient radiation treatment center.

OSU 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

WMC and Gowdy Partners III, LLC are negotiating the fair market purchase amount through an arbitration provision provided in the purchase option. WMC recommends that the Property described above be acquired for an amount not to exceed the fair market value to be determined as set forth in the purchase option, and on terms and conditions that are in the best interest of the university. The WMC will provide the source of funding for the acquisition.

