

MASTER PLANNING AND FACILITIES COMMITTEE MEETING

Alexander R. Fischer
James D. Klingbeil
Brent R. Porteus
Alan A. Stockmeister
Elizabeth A. Harsh
Reginald A. Wilkinson
Carly G. Sobol
Robert H. Schottenstein
Gary R. Heminger (*ex officio*)

Livestream: <https://livestream.com/wosu/osubotmay2021>

Time: 8:00-9:30am

Public Session

ITEMS FOR DISCUSSION


















1. *Physical Environment Scorecard – Mr. Jay Kasey* 8:00-8:10am
 - *Total Projects Completed On-Time Metric Deep Dive – Mr. Mark Conselyea*
2. *Major Project Updates – Mr. Mark Conselyea* 8:10-8:15am

ITEMS FOR ACTION

3. Approval of February 2021 Committee Meeting Minutes – Mr. Alex Fischer 8:15-8:20am
4. Approval of the Master Planning and Facilities Committee Charter – Mr. Alex Fischer 8:20-8:25am
5. Approval of FY22 Interim Capital Investment Plan – Mr. Jay Kasey, Mr. Michael Papadakis 8:25-8:30am
6. Approval of FY22 Interim Ohio State Energy Partners Capital Plan – Mr. Scott Potter 8:30-8:35am
7. Approval to Enter Into/Increase Professional Services and Construction Contracts – Mr. Mark Conselyea 8:35-8:40am
8. Approval for Sale of Real Property: West Dublin Granville Road – Mr. Keith Myers 8:40-8:45am
9. Approval for Purchase of Real Property – Mr. Keith Myers 8:45-8:50am
 - a. West 11th Avenue and Adjacent Alleys Street Vacation
 - b. Hughes Street Vacation
10. Approval for Lease of Real Property: 420 East 19th Avenue – Mr. Keith Myers 8:50-8:55am
11. Approval for a Perpetual Sewer Easement: Olentangy River Road – Mr. Keith Myers 8:55-9:00am
12. Approval of Joint Use Agreements – Mr. Keith Myers 9:00-9:05am
 - a. Charitable Pharmacy of Central Ohio
 - b. Knox County Regional Airport
 - c. Ohio Hills Health Services
 - d. PAST Innovation Lab

Executive Session

9:05-9:30am

PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY20 YTD)	FY21 Year-To-Date				FY21 Annual Target (Budget)	Comments
		Actual	Target (Budget)	Target %Var	Actual vs Target		
A. FINANCIAL							
1. A&P Tot. Operating Expenses (General & Earnings Funds)	\$114,719,394	\$101,499,407	\$108,381,786	-6.4%		\$144,170,606	This metric includes WOSU
B. OPERATIONAL							
1. %Total Projects Completed on Time	79.2%	68.3%	90.0%	-24.1%		90.0%	
2. %Total Projects Completed on Budget	98.9%	96.4%	90.0%	7.1%		90.0%	
3. Capital Investment Program Spend *	\$279.2	\$412.2	\$402.0	2.5%		\$928.7	Metric is measured Quarterly, showing 2nd Quarter FY21 Values; in Millions
4. Facility Condition Index % - Conditioned Academic/Research Bldgs	74.5%	75.3%	80.0%	-5.9%		80.0%	Avg. composite FCI to-date.
5. CABS Riders	3,789,145	1,023,552	450,469	127.2%		560,469	Ridership numbers are lower than prior year due to COVID-19 restrictions.
6. All Parking Garage Peak Time Occupancy % **	74.9%	41.4%	80.0%	-48.2%		80.0%	YTD (Jul - Mar) Occup%: Transient= 38.4%, Permit= 48.6%, Mixed= 36.2%
7. WMC Parking Garage Peak Time Occupancy % **	89.3%	64.8%	80.0%	-19.0%		80.0%	YTD (Jul -Mar) Occup%: Transient= 56.9%, Permit= 83.2%, Mixed= 59.2%
8. Sum of Daily Temporary Parking Space Closures	13,624	35,724	13,750	159.8%		20,000	Key contributors to temporary space removals were work projects at the Martha Morehouse Visitor Parking Project and the Bio-Sci Greenhouse Drainage Investigation, among others.
9. WOSU Broadcast Audience (Viewers, Listeners)	637,413	652,063	637,413	2.3%		640,358	March data n/a from RRC & Nielsen - February provided. 11.9% Increase in 89.7 News listeners from same period last F/Y, and ranked third in the Columbus market.
10. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	8,849,087	8,990,539	8,849,087	1.6%		12,957,934	Budget based on last F/Y actuals, and last March had large number of unique visitors to WOSU.org due to COVID reporting. YTD increase from same period last F/Y has Video Views up over 23%.
C. SAFETY							
1. EHS Recordable Accident Rate (CYTD):	1.00	0.98	2.00	-51.0%		2.00	2021 Calendar YTD
2. Major On-Campus Crimes	70	69	96	-28.1%		120	Record Mgmt Sys. Data unaudited at time of retrieval
3. Avg Response time to In-Progress Calls for Svc	3:57	4:13	5:00	-15.5%		5:00	Record Mgmt Sys. Data unaudited at time of retrieval
4. Traffic Accidents Injury	19	11	26	-57.7%		31	Record Mgmt Sys. Data unaudited at time of retrieval
5. Traffic Accidents Non-Injury	119	45	177	-74.6%		215	Record Mgmt Sys. Data unaudited at time of retrieval
6. Off-Campus Crime Statistics	1,120	848	1,595	-46.8%		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

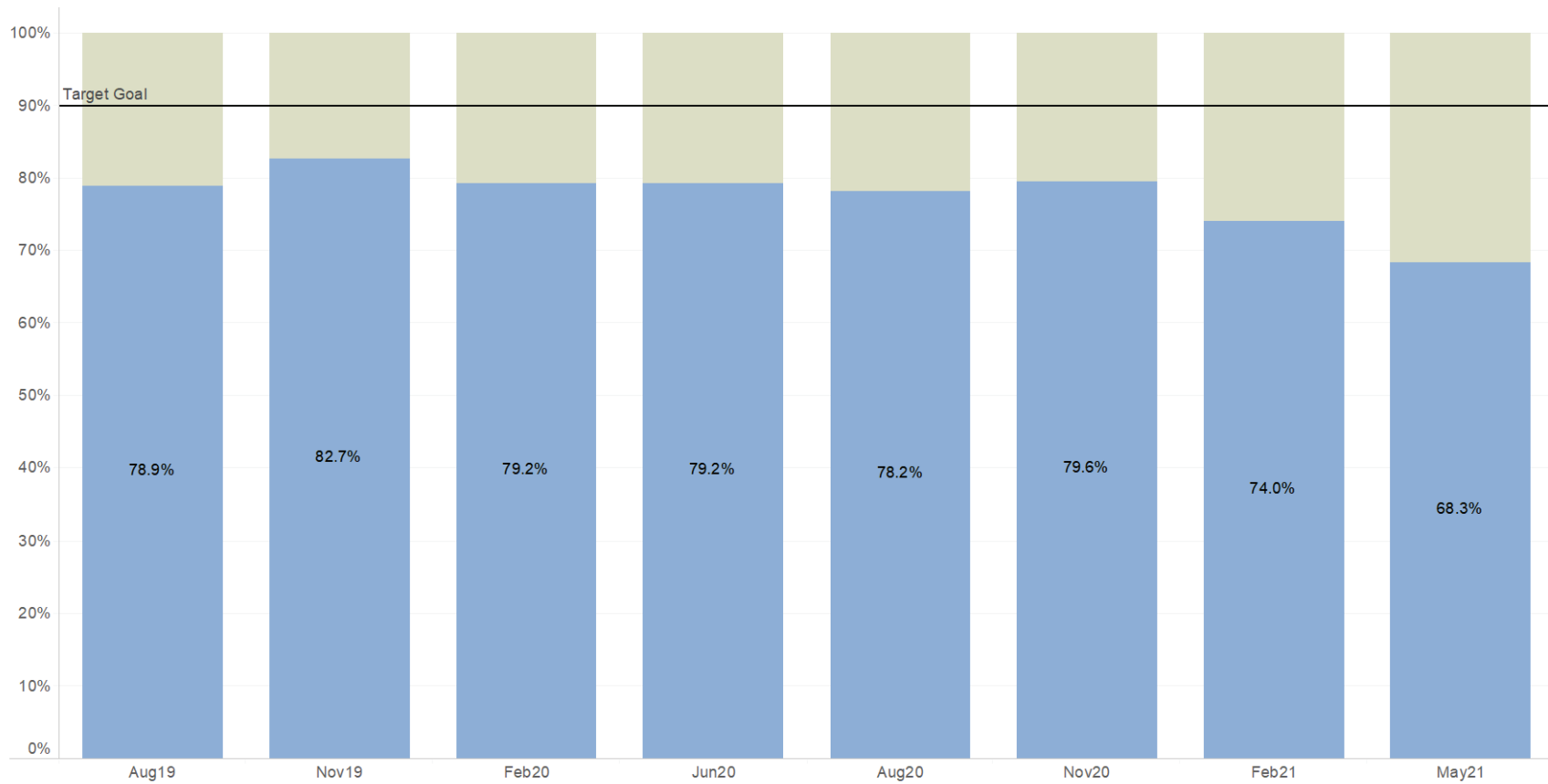


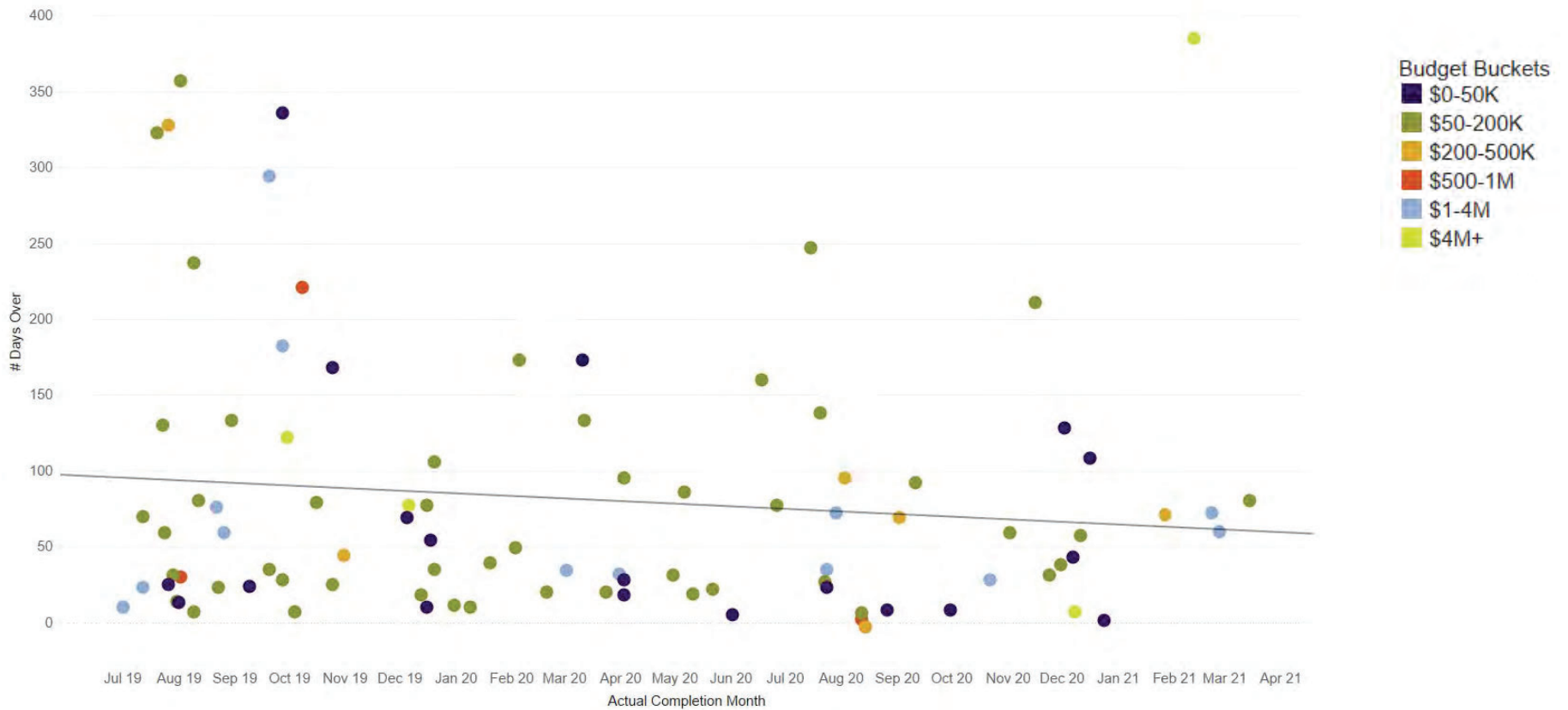
THE OHIO STATE UNIVERSITY

Projects Completed On-Time Scorecard Metric

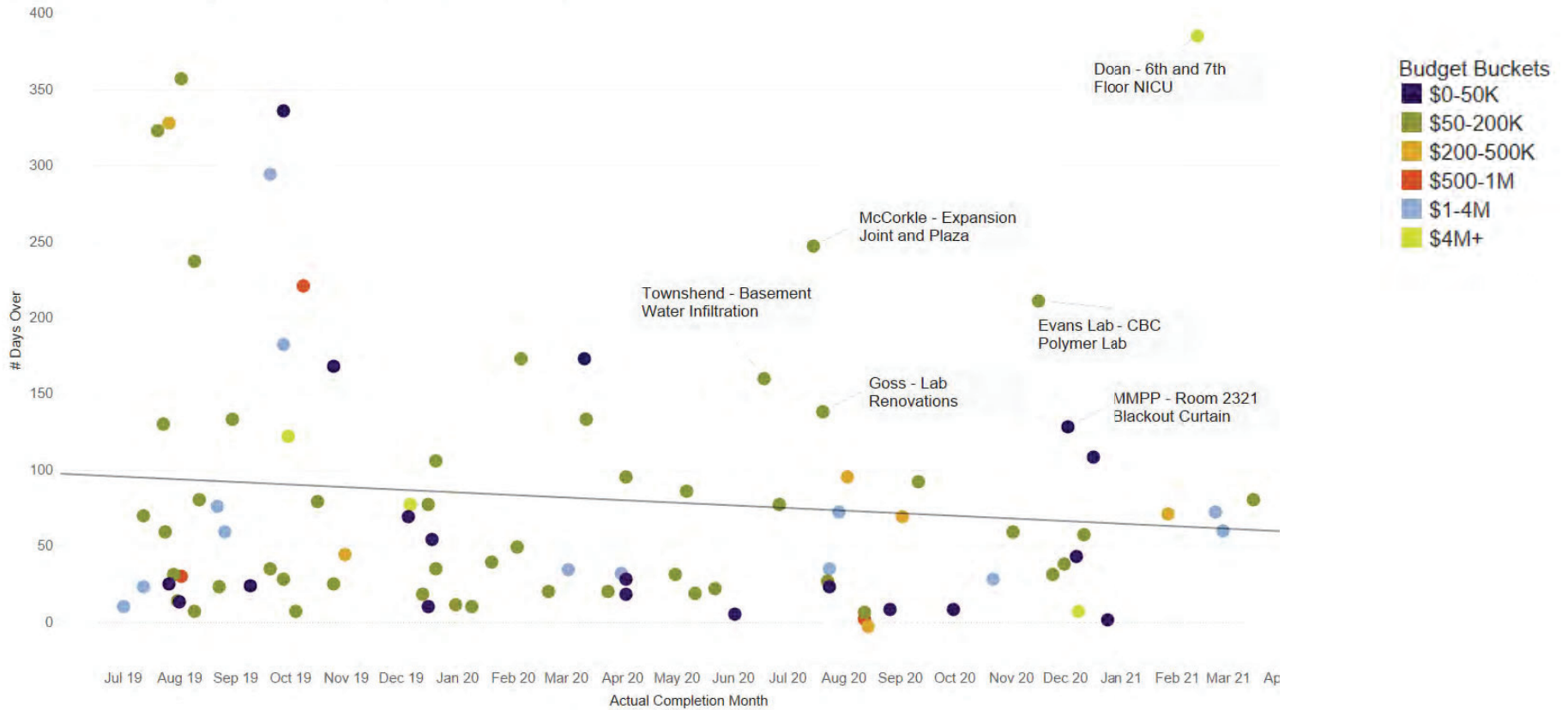
**Master Planning and Facilities Committee
May 2021**

Projects Completed July 2019 thru March 2021

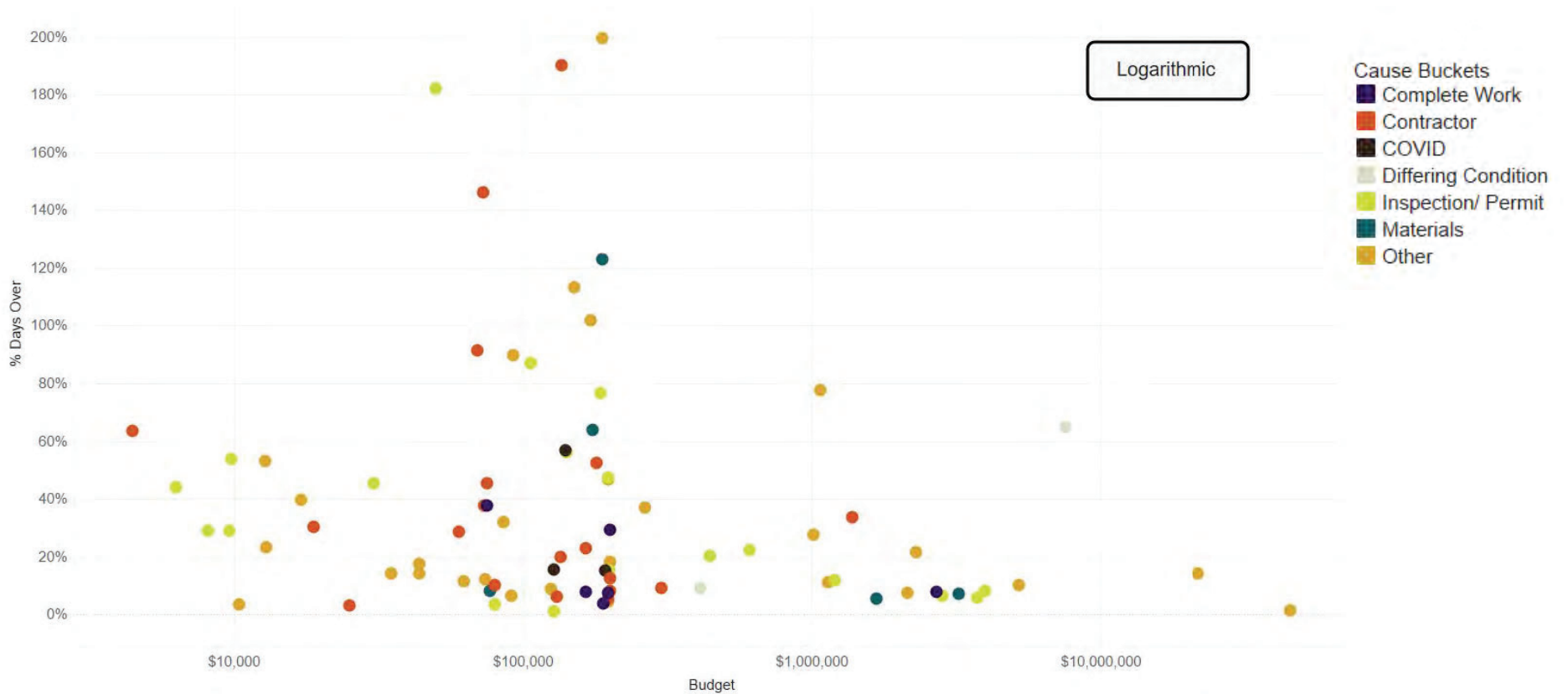




Actual Completion Month vs. # Days Over. Color shows details about Budget Buckets. The data is filtered on Completion Status and Cause Buckets. The Completion Status filter keeps Late Projects Only. The Cause Buckets filter keeps multiple members. Data includes July 2019 thru March 2021



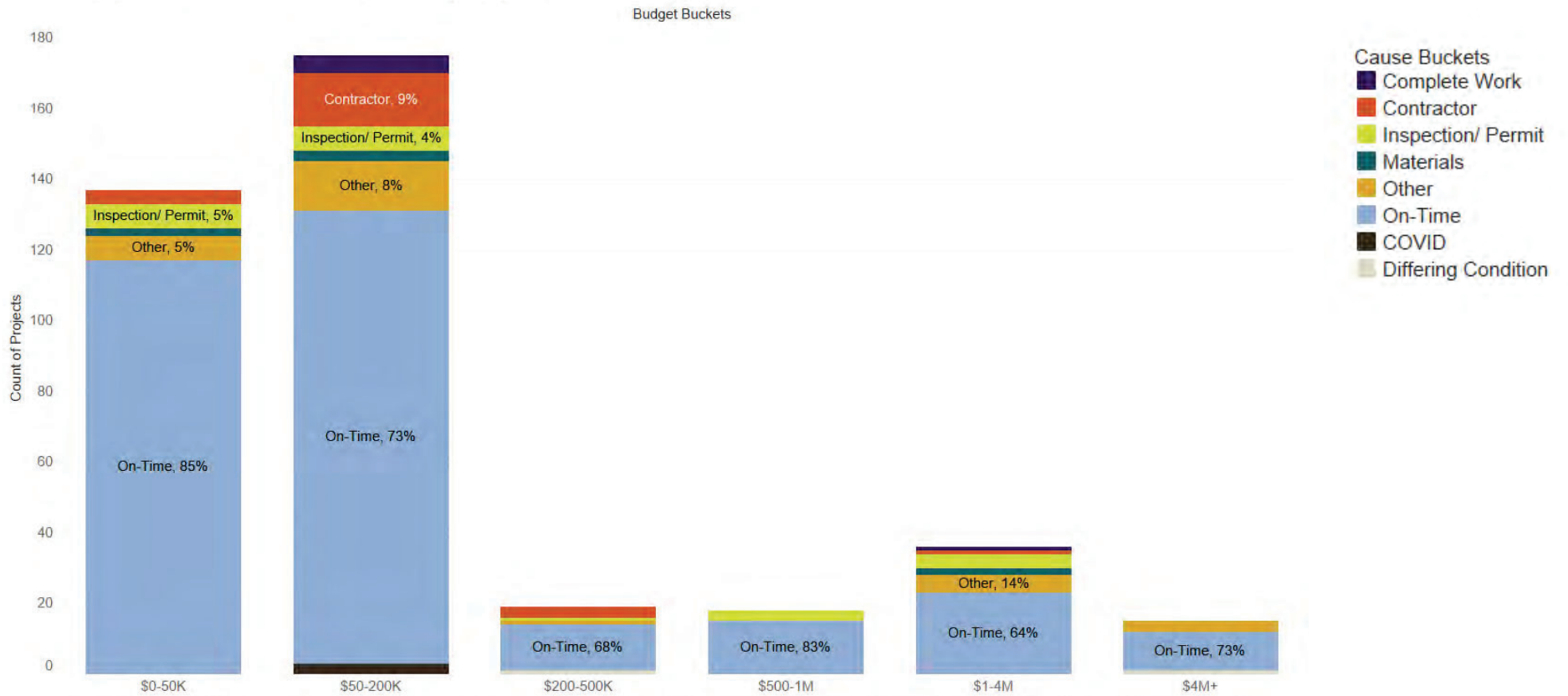
Actual Completion Month vs. # Days Over. Color shows details about Budget Buckets. The data is filtered on Completion Status and Cause Buckets. The Completion Status filter keeps Late Projects Only Cause Buckets filter keeps multiple members. Data includes July 2019 thru March 2021



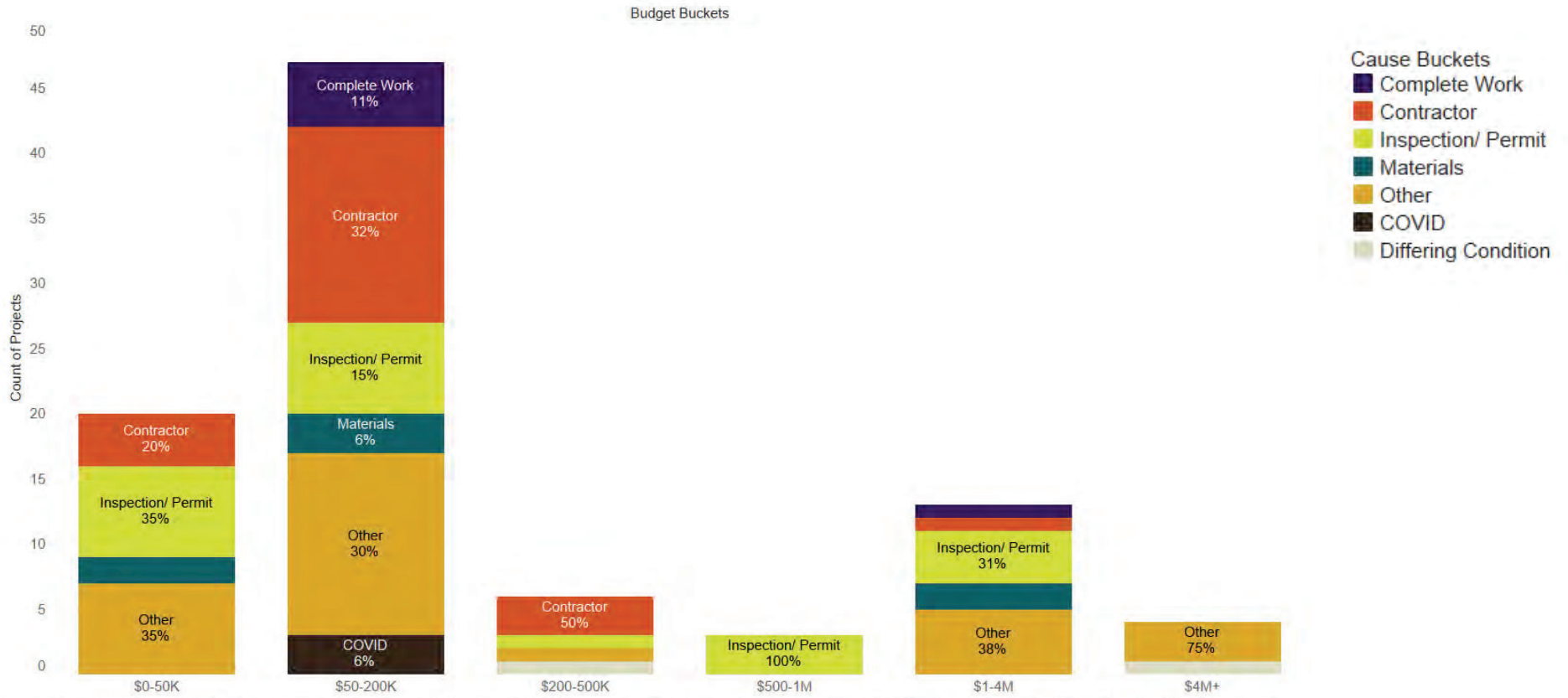
Budget vs. % Days Over. Color shows details about Cause Buckets. Details are shown for Cause Buckets. The data is filtered on Completion Status, which keeps Late Projects Only. The view is filtered on % Days Over, which ranges from 1% to 200%. Data includes July 2019 thru March 2021



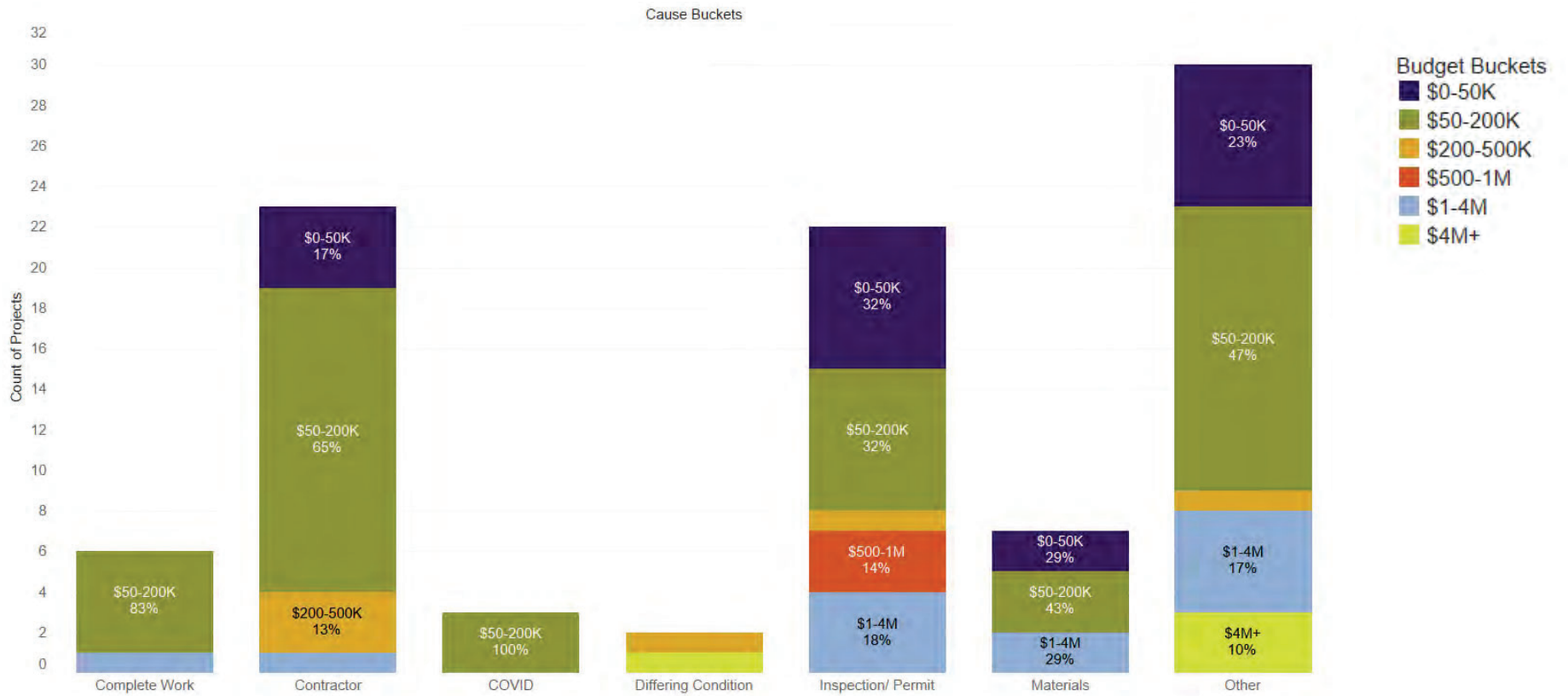
ALL PROJECTS: COUNT OF PROJECTS BY BUDGET BUCKET SLICED BY CAUSE BUCKET



Count of Projects for each Budget Buckets. Color shows details about Cause Buckets. The marks are labeled by Cause Buckets and % of Total Count of Projects. The data is filtered on Completion Status, which keeps multiple members. Data includes July 2019 thru March 2021



Count of Projects for each Budget Buckets. Color shows details about Cause Buckets. The marks are labeled by Cause Buckets and % of Total Count of Projects. The data is filtered on Completion Status, which keeps Late Projects Only. Data includes July 2019 thru March 2021



Count of Projects for each Cause Buckets. Color shows details about Budget Buckets. The marks are labeled by Budget Buckets and % of Total Count of Projects. The data is filtered on Completion Status, which keeps Late Projects Only. Data includes July 2019 thru March 2021



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MAJOR PROJECT UPDATES

Projects Over \$20M

May 2021



PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Newark - John & Mary Alford Ctr for Sci and Technology	COMPLETE	✓	✓	\$32.0 M		
WMC Inpatient Hosp Garage, Infr & Roadwork	COMPLETE	✓	✓	\$101.0 M		
WMC Outpatient Care New Albany	6/21	✓	✓	\$137.9 M		
Newton Renovation and New Nursing Building	5/22	✓	✓	\$25.6 M		
Dodd - Parking Garage	6/22	✓	✓	\$33.3 M		
WMC Outpatient Care Dublin	7/22	✓	✓	\$161.2 M		
Celeste Lab Renovation	8/22	✓	✓	\$31.1 M		
Controlled Environment Food Prod Research Complex	8/22	✓	✓	\$35.8 M		
Arts District	11/22	✓	✓	\$165.1 M		
Combined Heat & Power Plant/District Heating & Cooling Loop	12/22	✓	✓	\$277.7M		
WMC Outpatient Care West Campus	1/23	✓	✓	\$348.8 M		
Interdisciplinary Research Facility	3/23	✓	✓	\$237.5 M		
Energy Advancement and Innovation Center	5/23	✓	✓	\$36.7 M		
Interdisciplinary Health Sciences Center	11/23	✓	✓	\$155.9 M		
Cannon Drive Relocation - Phase 2	12/24	✓	✓	\$56.9 M		
Martha Morehouse Facility Improvements	1/25	✓	✓	\$41.8M		
Wexner Medical Center Inpatient Hospital	6/25	✓	✓	\$1,797.1 M		
TOTAL - 17 PROJECTS				\$3,675.4 M		

On Track
 Watching Closely
 Not on Track



NEWARK – JOHN & MARY ALFORD CENTER FOR SCIENCE AND TECHNOLOGY

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

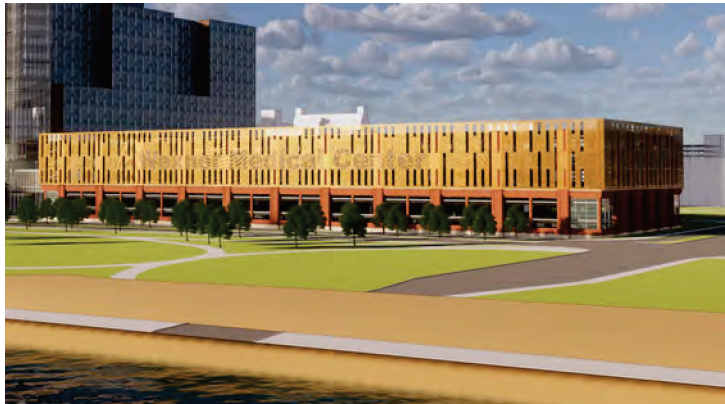
PROJECT UPDATE: Construction complete; moving in and finalizing commissioning.

CURRENT BUDGET	
Construction w/ Cont	\$29.7 M
Total Project	\$32.0 M
Final Total Project	\$31.0M

CONSULTANTS	
Architect of Record	Design Group
CM at Risk	Smoot

PROJECT SCHEDULE	
BoT Approval	8/18
Construction	7/19-3/21
Facility Opening	5/21

 On Budget
 On Time



WEXNER MEDICAL CENTER INPATIENT HOSPITAL GARAGE, INFRASTRUCTURE AND ROAD WORK

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

PROJECT UPDATE: Project is complete. Punch list items are being finalized as well as weather dependent landscaping activities, which will be complete in by May.

CURRENT BUDGET	
Construction w/ Cont	\$76.3 M
Total Project	\$101.0 M
Final Total Project	\$94.0M

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

 On Budget
 On Time



WEXNER MEDICAL CENTER 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

PROJECT UPDATE: Final sitework activities are commencing. Remaining envelope detailing is being completed and floor fit out is ongoing with the Medical Office Building (MOB). Finishes, paint and flooring are being finalized in the upper floors of the MOB and both levels of the ambulatory surgery center.

CURRENT BUDGET	
Construction w/ Cont	\$89.2 M
Total Project	\$137.9 M

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

 On Budget
 On Time



NEWTON RENOVATION AND NEW NURSING BUILDING

Construct an additional 35,000 sf to the south of Newton Hall that will include flexible classrooms, informal learning spaces and offices.

PROJECT FUNDING: University funds; fundraising; state funds

PROJECT UPDATE: Construction started in December. Underground utility relocations are underway.

CURRENT BUDGET	
Construction w/ Cont	\$22.9 M
Total Project	\$25.6 M

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

 On Budget
 On Time



DODD – PARKING GARAGE

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

PROJECT FUNDING: Auxiliary funds

PROJECT UPDATE: Site clearing, foundation work and OCIO duct bank work is occurring.

CURRENT BUDGET	
Construction w/ Cont	\$28.6 M
Total Project	\$33.3 M

CONSULTANTS	
Criteria Consultant	Schooley/Caldwell
Design Builder	Dugan & Meyer

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	1/21-6/22
Facility Opening	6/22

 On Budget
 On Time



WEXNER MEDICAL CENTER OUTPATIENT CARE DUBLIN

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

PROJECT FUNDING: Auxiliary funds

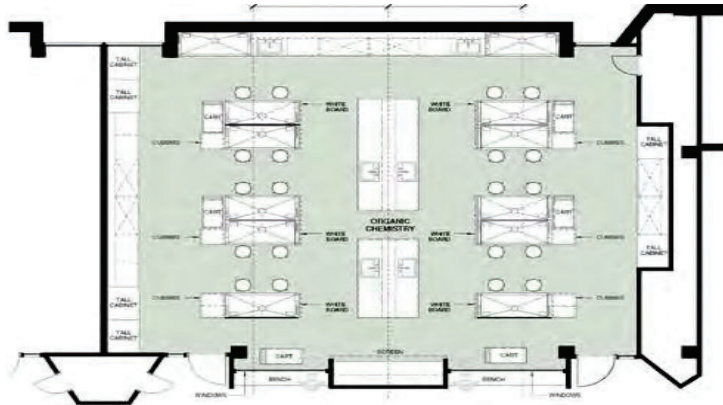
PROJECT UPDATE: Exterior framing and sheeting ongoing on the Medical Office Building (MOB). Interior framing and MEP rough in activities have begin within the MOB.

CURRENT BUDGET	
Construction w/ Cont	\$105.0 M
Total Project	\$161.2 M

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

 On Budget
 On Time



CELESTE LAB RENOVATION

Upgrade the building mechanical, electrical and plumbing systems; renovate approximately 18,500 sf of chemistry labs and support spaces; improve the exterior envelope.

PROJECT FUNDING: University funds; state funds; fundraising

PROJECT UPDATE: Renovation on the northwest 4th floor laboratories continues along with penthouse mechanical work. Window replacement has begun.

CURRENT BUDGET	
Construction w/ Cont	\$27.0 M
Total Project	\$31.1 M

CONSULTANTS	
Architect of Record	BHDP
CM at Risk	Elford

PROJECT SCHEDULE	
BoT Approval	8/18
Construction	7/20-8/22
Facility Opening	8/22

- On Budget
- On Time



CONTROLLED ENVIRONMENT FOOD PRODUCTION RESEARCH COMPLEX

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

PROJECT FUNDING: University funds; university debt; fundraising

PROJECT UPDATE: Project site is graded and building pad is complete. Footing and foundations work is in progress.

CURRENT BUDGET	
Construction w/ Cont	\$31.8 M
Total Project	\$35.8 M

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

- On Budget
- On Time



ARTS DISTRICT

Renovate and expand the School of Music building (Timashev Family Music Building) and construct a new Department of Theatre, Film, and Media Arts 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

PROJECT UPDATE: Mechanical, electrical and plumbing, framing, drywall and first coat of paint; exterior windows and exterior elevation masonry are ongoing for SoM. Basement foundation and walls, and installation of structural steel work is underway for the DoT building.

CURRENT BUDGET	
Construction w/ Cont	\$146.6 M
Total Project	\$165.1 M

CONSULTANTS	
Architect of Record	DLR Group
CM at Risk	Holder Construction

PROJECT SCHEDULE	
BoT Approval	8/15
Construction	6/19-12/22
Facility Opening – Music	3/22
Facility Opening – Theater	2/23

- On Budget - SOM
- On Time - SOM
- On Budget - DOT
- On Time - DOT



COMBINED HEAT AND POWER PLANT/DISTRICT HEATING AND COOLING LOOP – CHP/DHC

105 MW combined heat and power (CHP) plant, with a heating capacity of 285 klb/hr of superheated steam. The CHP plant will also contain an 8,000-ton cooling facility with future build-out potential to 13,000-ton. Installation of heating hot water (HHW) and chilled water (CW) on the midwest and west campuses to support existing and new campus buildings. Rehabilitation of John Herrick Drive bridge to support new utilities which connect the CHP to main campus.

PROJECT FUNDING: Utility Fee

PROJECT UPDATE: Site prep and foundation work is expected to complete in mid-May; the delivery of major equipment such as heat recovery steam generators, gas turbine generators, and the steam turbine generator are expected in the summer.

CURRENT BUDGET	
Construction w/ Cont	\$258.2 M
Total Project	\$277.7 M

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	11/20-11/22
Facility Opening	1/23

CONSULTANTS	
Operator's Engineer	HDR
Design-Builder (CHP)	Frank Lill & Son
CMR (DHC/Bridge)	Whiting/Turner-Corna Kokosing
A/E (DHC)	RMF Engineering
A/E (Bridge)	EMH&T

On Budget
 On Time



WEXNER MEDICAL CENTER OUTPATIENT CARE WEST CAMPUS

Construct an approximately 385,000-square foot outpatient 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

PROJECT UPDATE: Core towers 1-3 are complete and steel began in mid-April. Proton vault concrete and Linac slabs are complete and the final level of the parking garage was poured at the end of April.

CURRENT BUDGET	
Construction w/ Cont	\$229.0 M
Total Project	\$348.8 M

CONSULTANTS	
Architect of Record	Perkins & Will
CM at Risk	BoldtLinbeck

PROJECT SCHEDULE	
BoT Approval	11/18
Construction	7/20-1/23
Facility Opening – Ambulatory	5/23
Facility Opening – Outpatient	10/23

 On Budget
 On Time



INTERDISCIPLINARY RESEARCH FACILITY

Construct a five-story laboratory building in the 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

PROJECT UPDATE: Third floor concrete has been completed and the fourth floor concrete is scheduled to be completed in mid-May.

CURRENT BUDGET	
Construction w/ Cont	\$213.4 M
Total Project	\$237.5 M

CONSULTANTS	
Architect of Record	Pelli Clarke Pelli
CM at Risk	Whiting Turner/Corna Kok

PROJECT SCHEDULE	
BoT Approval	11/17
Construction	9/20-3/23
Facility Opening	6/23

- On Budget
- On Time



ENERGY ADVANCEMENT AND INNOVATION CENTER

Construct an approximately 53,000-sf facility centered around finding innovative solutions for energy reduction. The facility will foster research and innovation collaborations to create and launch new solutions that accelerate a global energy transition to a zero-carbon economy and that improve the well-being of our communities.

PROJECT FUNDING: Partner funds

PROJECT UPDATE: Project is currently in construction documents.

CURRENT BUDGET	
Construction w/ Cont	\$31.5 M
Total Project	\$36.7 M

CONSULTANTS	
Architect of Record	Moody Nolan
CM at Risk	Whiting Turner/CK

PROJECT SCHEDULE	
BoT Approval	2/19
Construction	9/21-5/23
Facility Opening	5/23

 On Budget
 On Time



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 sciences, 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; university funds; state funds; fundraising

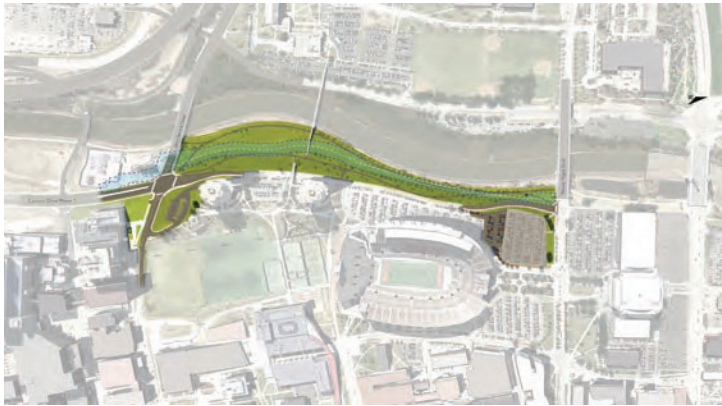
PROJECT UPDATE: The anatomy wing steel and concrete slabs are complete. Building enclosure completed in April. Preparation ongoing for the demolition of Starling-Loving A wing is ongoing.

CURRENT BUDGET	
Construction w/ Cont	\$135.4 M
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

- On Budget
- On Time



CANNON DRIVE RELOCATION – PHASE 2

Rebuild Cannon Drive between John Herrick Drive and Woody Hayes Drive at its current elevation and construct a certified ODNR flood protection levee.

Work also includes a new signalized intersection at Woody Hayes Drive and the continued expansion of the river park.

PROJECT FUNDING: University debt; auxiliary funds; partner funds

PROJECT UPDATE: Project design is underway.

CURRENT BUDGET	
Construction w/ Cont	\$45.1 M
Total Project	\$56.9 M

CONSULTANTS	
Architect/Engineer	EMH&T
CM at Risk	Igel/Rhulin (JV)

PROJECT SCHEDULE	
BoT Approval	8/17
Construction	1/23 – 12/24
Facility Opening	12/24

 On Budget
 On Time



MARTHA MOREHOUSE FACILITY IMPROVEMENTS

Renovate 14 department areas in 6 phases. Phase 1 will renovate the auditorium, update the existing elevators and one additional elevator. Phases 2-6 will construct an 8,500-sf addition to the north and west, expanding registration, laboratory spaces, and waiting area; renovate 105,000-sf of existing space including Pulmonary Rehabilitation, urgent care, OSUWMC Peroperative Assessment Center; Comprehensive Weight Management, food service, and patient drop-off/pick-up canopy.

PROJECT FUNDING: Auxiliary funds

PROJECT UPDATE: Construction of phases 2-6 will begin in May.

CURRENT BUDGET	
Construction w/ Cont	\$38.7 M
Total Project	\$41.8 M

CONSULTANTS	
Architect of Record	BDTAID
CM at Risk	Elford

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	9/20-1/25
Facility Opening - Phased	1/25

 On Budget
 On Time



WEXNER MEDICAL CENTER 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

PROJECT UPDATE: The Cannon garage demolition is complete. Excavation is complete to drilling grade and deep site utilities are underway. Foundations are ongoing and structural concrete is progressing.

CURRENT BUDGET	
Construction w/ Cont	\$1,643.7 M
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

 On Budget
 On Time



SUMMARY OF ACTIONS TAKEN

February 24, 2021 – Master Planning & Facilities Committee Meeting

Voting Members Present by Zoom Virtual Meeting:

Alexander R. Fischer
James D. Klingbeil
Brent R. Porteus

Alan Stockmeister
Elizabeth A. Harsh
Reginald A. Wilkinson

Carly G. Sobol
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, February 24, 2020, virtually over Zoom. Committee Chair Alex Fischer called the meeting to order at 4:00 p.m. and welcomed new committee members Alan Stockmeister, Reginald Wilkinson, Elizabeth Harsh and Carly Sobol.

Items for Discussion

1. Physical Environment Scorecard: Jay Kasey, SVP of Administration & Planning, shared the Physical Environment Scorecard with FY21 data through December 2020. The metrics coded red remained the same from the previous scorecard shared with the board in November 2020: % Total Projects Completed on Time, All Parking Garage Peak Time Occupancy %, WMC Parking Garage Peak Time Occupancy % and Sum of Daily Temporary Parking Space Closures.

(See Appendix for background information, page)

2. Major Project Updates: Mark Conselyea, AVP for Facilities Operations and Development, shared an update on the status of all projects over \$20 million. At the time of this report, two projects that were being watched closely for schedule – Wooster’s New Laboratory Building and the Postle Hall project – actually completed construction. Two additional projects were still being watched closely – the WMC Outpatient Care West Campus for schedule and the Newton Hall Renovation and Addition for budget.

(See Appendix for background information, page)

Items for Action

3. Approval of Minutes: No changes were requested to the November 19, 2020, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.



4. Resolution No. 2021-83, Approval to Amend Fiscal Year 2021 Capital Investment Plan

Synopsis: Authori ation and acceptance of the Amended Capital Investment Plan for the fiscal year ending June 30, 2021, is 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; and

WHEREAS the university s requested state capital budget items were not included in the Capital Investment Plan approved by the Board of Trustees on August 27, 2020; and

WHEREAS Senate Bill 310, which included the state capital budget for fiscal years 2021 and 2022, was effective December 29, 2020; and

WHEREAS the university s fiscal year 2021 Capital Investment Plan has been amended to include the funding allocated to the university by the State of Ohio for capital projects:

NOW THEREFORE

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

BE IT FURTHER RESOLVED, That any request for authori ation 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 for background information, page)

5. Resolution No: 2021-84, Approval of Amended Ohio State Energy Partners Utility System Capital Improvement Plan for Fiscal Year 2021

APPROVAL TO CONSTRUCTION UTILITY SYSTEM E PANSION AND
ENERGY CONSERVATION MEASURE PROJECTS

New Hospital Utility Infrastructure 49-20-E P
West Campus Gas Infrastructure 88-21-E P
SCCCP HRC 1 Part 2: New hospital connection 96-21-ECM

Synopsis: Approval of the amended Ohio State Energy Partners LLC fiscal year 2021 capital improvement plan and authori ation 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 Ohio State Energy Partners LLC (OSEP) to annually submit a plan for utility system Capital Improvement Projects (OSEP CIP) for university approval; and

WHEREAS the OSEP CIP for the fiscal year beginning July 1, 2020, was approved by the Board of Trustees on August 27, 2020; and

WHEREAS the full construction costs of the projects listed above were not known at the time the OSEP CIP was approved; 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 as well as 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, Finance & Investment 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 that the fiscal year 2021 OSEP CIP be amended as outlined in the attached materials; and

BE IT FURTHER RESOLVED, That the Board of Trustees authori es Ohio State Energy Partners LLC to proceed with the amended fiscal year 2021 capital improvements to the utility system as outlined in the attached materials.

(See Appendix for background information, page)



6. Resolution No: 2021-85, Approval to Enter Into/Increase Professional Services and Construction Contracts

Synopsis: Authori ation 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:

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
Biomedical and Materials Engineering Complex Phase 2	\$9.6M	\$4.0M	\$13.6M	State Funds
Elevator Safety Repairs and Replacements	\$0.8M	\$4.1M	\$4.9M	State Funds
James Halcyon Linear Accelerator	\$0.2M	\$5.7M	\$5.9M	Auxiliary Funds
Newton Hall Facility Improvements	\$0.03M	\$1.1M	\$1.13M	University Debt Fundraising University Funds State Funds
North Residential HVAC Modifications Phase 2	\$1.2M	\$15.5M	\$16.7M	Auxiliary Funds
Roof Repair and Replacement	\$0.7M	\$4.1M	\$4.8M	State Funds
Vet Med Equine Performance Evaluation Arena	\$0.5M	\$4.8M	\$5.3M	Fundraising University Funds Partner Funds
West Campus Infrastructure Phase 1	\$0.3M	\$5.5M	\$5.8M	University Funds Auxiliary Funds Partner Funds

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

	Construction Approval Requested	Total Requested	
Arts District	\$3.5M	\$3.5M	University Debt Fundraising University Funds Partner Funds
Martha Morehouse Facility Improvements	\$37.0M	\$37.0M	Auxiliary Funds



WHEREAS the Capital Investment Plan (CIP) outlines capital projects recommended for funding and was approved by the Board of Trustees on August 27, 2020; and

WHEREAS a proposed amendment to the CIP is being presented to the Board of Trustees for approval on February 25, 2021, to include funding received from the State of Ohio as a part of Senate Bill 310; and

WHEREAS the Biomedical and Materials Engineering Complex Phase 2, Elevator Safety Repairs and Replacements, and Roof Repair and Replacement projects are included in the proposed amended CIP, and approval for professional services and construction is needed to advance these critical deferred maintenance projects; and

WHEREAS approval for professional services and construction for the North Residential HVAC Modifications Phase 2 is based on a negotiated resolution with the design builder to correct HVAC deficiencies; and

WHEREAS approval for professional services and construction for the Vet Med Equine Arena and an increase to construction for the Arts District is needed to advance strategically important projects; and

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, Finance and Investment 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 Fiscal Year 2021 Capital Investment Plan be amended to include professional services and construction for North Residential HVAC Modifications, the Vet Med Equine Arena and an increase for the Arts District; and

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

(See Appendix for background information, page)

7. Resolution No. 2021-86, Approval for Sale of Real Property

0.48 +/- ACRES ON FREDERICKSBURG ROAD, WOOSTER, WAYNE COUNTY, OHIO

Synopsis: Authorization to sell real property located on Fredericksburg Road, Wooster, Wayne County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 0.48 acres of real property located along Fredericksburg Road in Wooster, Ohio, which is part of an approximately 145-acre tract known as the CFAES Schaffter Research Farm; and



WHEREAS the property is deemed excess, and sale of the property will not affect the CFAES Schaffter Research Farm operations:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the sale of the above referenced property; and

BE IT FURTHER RESOLVED, That the President and/or Senior Vice Presidents for Business & Finance and Administration & Planning be authorized to take any action required to effect the sale of the above referenced property upon terms and conditions deemed to be in the best interest of the university and at a purchase price determined to be the fair market value of the property.

(See Appendix for background information, page)

8. Resolution No. 2021-87, Approval for a Perpetual Easement Amendment

2.414 ACRES ON CANNON DRIVE,
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to amend an existing City of Columbus perpetual sanitary sewer easement located along Cannon Drive, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to amend an existing perpetual sanitary sewer easement held by the City of Columbus; and

WHEREAS the amendment is needed to support a university construction project, which will relocate a portion of the sanitary sewer line:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the above referenced perpetual sanitary sewer easement amendment; and

BE IT FURTHER RESOLVED, That the President and/or Senior Vice Presidents for Business & Finance and Administration & Planning be authorized to take any action required to effect the perpetual sanitary sewer easement amendment upon such terms and conditions deemed to be in the best interest of the university.

(See Appendix for background information, page)

Action: Upon the motion of Mr. Schottenstein, seconded by Mr. Klingbeil, the committee adopted the foregoing motions for the Amended OSEP Utility System Capital Improvement Projects for FY21 and the Authorization to Enter Into and Increase Professional Services and Construction Contracts by majority voice vote with the following members present and voting: Mr. Klingbeil, Mr. Porteus, Mr. Stockmeister, Mrs. Harsh, Dr. Wilkinson, Ms. Sobol, Mr. Schottenstein and Mr. Heminger. Mr. Fischer abstained.

Action: Upon the motion of Mr. Fischer, seconded by Ms. Sobol, 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. Stockmeister, Mrs. Harsh, Dr. Wilkinson, Ms. Sobol, Mr. Schottenstein and Mr. Heminger.

E EC TIVE SESSION

It was moved by Mr. Fischer, and seconded by Mr. Stockmeister, that the committee recess into executive session to discuss the purchase of property and to consider business-sensitive trade secrets required to be kept confidential by federal and state statutes, and to consult with legal counsel regarding pending or imminent litigation.

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. Stockmeister, Mrs. Harsh, Dr. Wilkinson, Ms. Sobol, Mr. Schottenstein and Mr. Heminger.

The committee entered executive session at 4:22 p.m. and the meeting adjourned at 5:30 p.m.

DRAFT

APPROVAL OF MASTER PLANNING AND FACILITIES COMMITTEE CHARTER

Synopsis: Approval of the revised Master Planning and Facilities Committee charter is proposed.

WHEREAS the Board of Trustees may adopt individual committee charters, consistent with committee descriptions, that set forth further information and definition regarding the committee's charge, committee composition, or the delegated authority and responsibilities of each committee; and

WHEREAS the delineation and description of each committee function will enable the board to be more effective in the execution of its duties and responsibilities; and

WHEREAS section 3335-1-02(C)(1)(d) of the *Ohio State University Board of Trustees* sets forth the description of the Board of Trustees Master Planning and Facilities Committee; and

WHEREAS the Master Planning and Facilities Committee has developed a proposed charter, consistent with that description, that reflects its status as a standing committee of the Board of Trustees, and that charter has been fully reviewed by the committee; and

WHEREAS the Master Planning and Facilities Committee shall be governed by the rules set forth in this Master Planning and Facilities Committee charter:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the attached Master Planning and Facilities Committee charter.

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.

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.

Master Planning & Facilities Committee Charter

In addition to the trustees appointed to the committee, the committee shall also consist of at least one student trustee and up to three additional 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.

APPROVAL OF INTERIM CAPITAL INVESTMENT PLAN FOR FISCAL YEAR 2022

Synopsis: Authori ation and acceptance of the Interim Capital Investment Plan for the fiscal year ending June 30, 2022 is proposed.

WHEREAS the university has not yet finali ed its operating budget for fiscal year 2022; and

WHEREAS the Interim Capital Investment Plan will allow the university to begin or continue capital projects in support of strategic goals during the period from July 1, 2021 through August 31, 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; and

WHEREAS the final Fiscal Year 2022 Capital Investment Plan will be presented for consideration at the August 2021 Board of Trustees meeting:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the Interim Capital Investment Plan for the fiscal year ending June 30, 2022; and

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

FY2022-2026 Capital Investment Plan

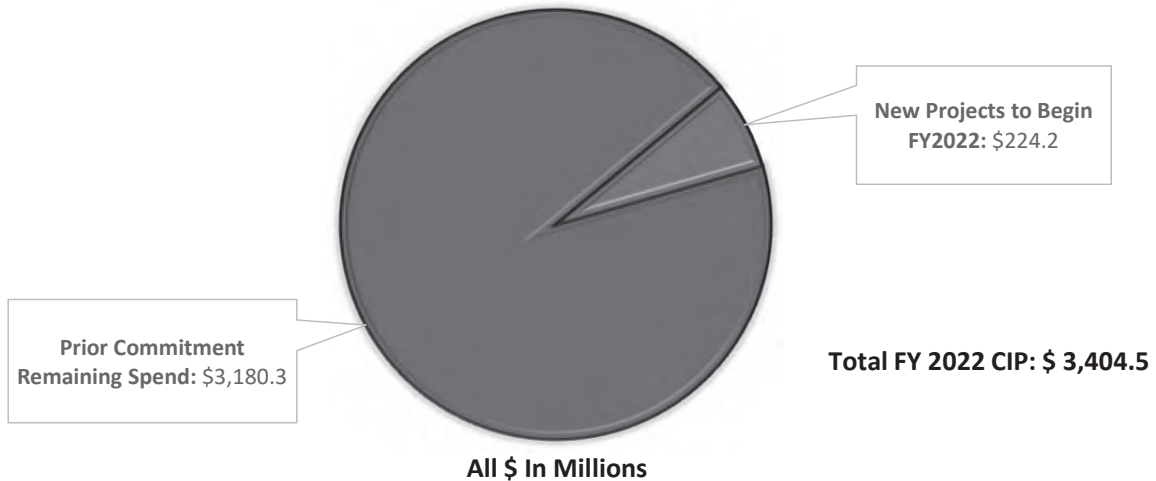


Table 1 - Prior Commitment - Remaining Spend

Line	Capital Priority	Projected Capital Expenditures						Total
		FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	
1	A&S - Arts District	50.2	39.3	8.9	-	-	-	98.5
2	A&S - Celeste Lab Renovation	12.8	6.8	1.0	-	-	-	20.7
3	Athletics - Lacrosse Stadium	7.6	10.5	1.2	-	-	-	19.3
4	Bus Adv - Schottenstein Main Roof Replacement	0.2	2.3	3.7	0.3	-	-	6.5
5	Dentistry - Postle Hall Replacement	7.1	10.4	-	-	-	-	17.5
6	EHE - Campbell Hall Renovations/Addition	0.2	3.0	17.0	3.0	0.5	-	23.8
7	Energy Advancement and Innovation Center	11.3	16.5	7.1	-	-	-	34.8
8	Engineering - BMEC Phase 2	0.2	7.0	3.0	-	-	-	10.2
9	Engineering - Bus Testing Facility	0.2	1.4	5.3	5.3	2.9	-	15.0
10	FAES - Cntrld Env Food Prdxn Res Cmplx (Construct)	14.5	12.0	2.0	-	-	-	28.5
11	FOD - Cannon Drive Relocation - Ph. 2	1.5	6.7	21.3	20.3	2.7	-	52.5
12	FOD - RDM Instructional Sciences	4.7	2.5	-	-	-	-	7.3
13	Interdisciplinary Health Sciences Center	45.0	65.0	21.0	-	-	-	131.0
14	Interdisciplinary Research Facility	78.0	80.0	42.7	-	-	-	200.7
15	Libraries - Library Book Depository Ph. 3	2.3	8.9	3.8	-	-	-	15.1
16	Nursing - Newton Hall Renovation and New Nursing Building	10.2	10.1	2.1	-	-	-	22.4
17	Pharmacy - Parks Hall Fume Hood Renovations	0.2	2.5	4.0	0.3	-	-	7.0
18	SL - Rec Sports - Coffey Road Turf Field	2.3	5.2	-	-	-	-	7.5
19	VetMed - Frank Stanton Veterinary SOC Clinic	4.2	1.1	-	-	-	-	5.3
20	West Campus Infrastructure Phase 1	7.6	9.0	0.5	-	-	-	17.1
21	WMC - Dodd - Parking Garage	14.1	12.9	2.0	-	-	-	29.0
22	WMC - Inpatient Hospital	278.3	350.0	325.0	300.0	158.4	153.9	1,565.7
23	WMC - Outpatient Care Dublin	53.8	60.6	10.0	-	-	-	124.4
24	WMC - Outpatient Care New Albany	42.0	5.4	-	-	-	-	47.4
25	WMC - Outpatient Care West Campus	101.6	126.7	43.4	10.9	-	-	282.6
26	WMC - Ross OR Expansion	2.3	4.0	1.0	-	-	-	7.3
27	Roll Up Other Projects	122.7	178.5	70.9	11.4	-	-	383.4
28	Subtotal	875.2	1,038.3	597.0	351.5	164.5	153.9	3,180.3

FY2022-2026 Capital Investment Plan

Table 2 - New Projects Beginning in FY2022

Line	Capital Priority	Projected Capital Expenditures						Total
		FY 2022	FY 2023	FY2024	FY2025	FY2026	FY2027+	
1	Anticipated Spend for CIP Changes	0.2	3.1	6.0	0.7	0.0	0.0	10.0
2	Roll up of Small Infrastructure RDM Projects	2.0	9.7	7.9	4.0	0.6	0.0	24.1
3	Small Programmatic Cash Ready	2.7	6.2	3.8	0.3	0.0	0.0	13.0
4	WMC - Roll up of Multiple Cash Ready	2.7	12.8	44.8	49.5	44.2	18.1	172.1
5	New Major Projects							
6	NURS - Newton Hall Renovation and New Nursing Bldg Incr.	2.6	2.6	0.0	0.0	0.0	0.0	5.1
7	Subtotal	10.1	34.3	62.4	54.5	44.8	18.1	224.2

Table 3 - Funding for New Projects by Project Type & Funding Source

Line	Unit Type	Local	University Debt	Fundraising	Subtotal	% by Unit
1	Academic Support	52.9	0.0	3.0	55.9	24.9%
2	Athletics	4.4	0.0	0.0	4.4	2.0%
3	Infrastructure	7.3	1.1	0.0	8.4	3.8%
4	Regional Campuses	0.2	0.0	0.3	0.5	0.2%
5	Student Life	16.0	0.0	0.0	16.0	7.1%
6	Wexner Medical Center	139.0	0.0	0.0	139.0	62.0%
7	Subtotal	219.8	1.1	3.3	224.2	100.0%
8	% By Fund Source	98.0%	0.5%	1.5%	100.0%	

**APPROVAL OF OHIO STATE ENERGY PARTNERS UTILITY SYSTEM
INTERIM CAPITAL IMPROVEMENTS PLAN FOR FISCAL YEAR 2022**

Midwest Campus Heating and Cooling Building Conversion 79-22-E P
Equine Performance Evaluation Arena Utility Systems 85-22-E P
Relocated Greenhouse Natural Gas Service 120-22-E P
Biomedical and Materials Engineering Complex, Phase 2 Utility Systems 121-22-E P

Synopsis: Approval of the Ohio State Energy Partners LLC (OSEP) Fiscal Year 2022 interim capital improvements plan and authori ation for OSEP to make capital improvements 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 OSEP to annually submit a utility system Capital Improvement Projects plan (OSEP CIP) for university approval; and

WHEREAS the plan includes requested approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2021; and

WHEREAS the university has not finali ed its operating budget or capital investment plan for Fiscal Year 2022; and

WHEREAS it is necessary to begin or continue these time-sensitive utility systems projects until the fiscal year operating and capital plans are finali ed and adopted; and

WHEREAS OSEP has provided detailed descriptions of the proposed capital improvement projects, 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 and Facilities Committee has reviewed the projects for alignment with all applicable campus plans and guidelines; and

WHEREAS the Audit, Finance and Investment 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 that the Fiscal Year 2022 interim OSEP CIP as outlined in the attached materials; and

BE IT FURTHER RESOLVED, That the Board of Trustees authori es OSEP to proceed with these Fiscal Year 2022 capital improvements to the utility system as outlined in the attached materials.

BAC G R O N D

TOPIC: Approval of Fiscal Year 2022 Ohio State Energy Partners Utility System Interim Capital Improvements Plan

CONTE T: Pursuant to 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 for alignment with applicable strategic, financial and physical plans, and to ensure continued reliability, safety and compliance.

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 approval request forms and supporting documentation submitted pursuant to the Agreement.

OSEP capital projects are categori ed 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 Projects (E P): E P projects are to expand the capacity of the campus utility systems or to extend the campus utility systems to new campus facilities.
3. Energy Conservation Measure Projects (ECM): ECM projects are capital improvements that improve the energy efficiency of the Columbus campus buildings, utility plants, and utility distribution networks.

S M MARY:

Midwest Campus Heating and Cooling Building Conversion 79-22-E P

Scope: Design the conversion from steam to heating hot water and the connections of Midwest campus buildings to the Combined Heat and Power Plant and District Heating and Cooling system. The replacement of in-building systems, including humidification, domestic hot water, and process steam systems will be evaluated during the design phase. The included buildings are: Schottenstein Center; Agricultural Administration; Agricultural Engineering; Veterinary Medical Center; Veterinary Medical Academic Building; Goss Laboratory; Galbreath Equine Center; Parker Food Science & Technology; Sisson Hall; Howlett Hall and Howlett Greenhouses Headhouse; and Kottman Hall. The estimated total project cost includes university scope and costs for abatement and equipment removal to be performed by OSEP.

Design Only Cost Request: \$ 1.108 M

Pro ect Cost Breakdown		Cost
FY 2022	Design Cost	\$ 1.108 M
FY 2023	Construction estimate	\$ 3.932 M
FY 2024	Construction estimate	\$ 3.285 M
FY 2025	Construction estimate	\$ 2.264 M
FY 2026	Construction estimate	\$ 3.360 M
Estimated Total Pro ect Cost		\$ 13.949 M

Equine Performance Evaluation Arena Utility Systems 85-22-E P

Scope: Design the relocation of existing utility system electrical and natural gas infrastructure. Confirm the existing utility service to the Galbreath Equine Center is adequate to serve the new Equine Performance Improvement Arena.

Design Only Cost Request: \$ 198,000

Project Cost Breakdown		Cost
FY 2022	Design Cost	\$ 0.198 M
FY 2023	Construction Estimate	\$ 0.723 M
Estimated Total Project Cost		\$ 0.921 M

Relocated Greenhouse Natural Gas Service 120-22-E P

Scope: Construction of natural gas utility service to serve two existing and two new hoop structure greenhouses located to the west of the Nationwide & Ohio Farm Bureau 4-H Center on Fred Taylor Dr. Approval at this time is required to maintain schedule alignment with the university's project (OSU 200437) which is constructing the new greenhouses.

Construction Cost Request: \$ 89,000

Project Cost Breakdown		Cost
FY 2022	Construction Cost	\$ 0.089 M
Total Project Cost		\$ 0.089 M

Biomedical and Materials Engineering Complex, Phase 2 Utility Systems 121-22-E P

Scope: Design of the relocation and/or construction of new utility systems necessary to serve renovated and/or expanded buildings included in the University's BMEC Phase 2 project (OSU-210274). Design approval at this time is necessary to align the utility systems design with the university's design schedule.

Design Only Cost Request: \$ 204,000

Project Cost Breakdown		Cost
FY 2022	Design Cost	\$ 0.204 M
FY 2023	Construction Estimate	\$ 0.834 M
FY 2024	Construction Estimate	\$ 0.850 M
Estimated Total Project Cost		\$ 1.888 M

RESOLUTIONS OF THE MASTER PLANNING AND FACILITIES AND THE AUDIT, FINANCE AND INVESTMENT COMMITTEES: Approval of the resolution.

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

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES CONTRACTS

Campbell Hall Renovation
CFAES Wooster Fisher Auditorium Renovation
Newark Founders Hall Enhancements
WMC Loading Dock Expansion and Renovation

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

Energy Advancement and Innovation Center
Newton Hall Renovation and New Nursing Building

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

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

	Prof. Serv. Approval Requested	Total Requested	
Campbell Hall Renovation	\$4M	\$4M	state funds
CFAES Wooster Fisher Auditorium Renovation	\$1.2M	\$1.2M	state funds
Newark Founders Hall Enhancements	\$2.4M	\$2.4M	state funds
WMC Loading Dock Expansion and Renovation	\$1.3M	\$1.3M	auxiliary funds

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
Energy Advancement and Innovation Center	\$3.2M	\$7.2M	\$10.4M	university funds partner funds
Newton Hall Renovation and New Nursing Building	\$0.6M	\$4.5M	\$5.1M	fundraising state funds university funds

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

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, Finance and Investment 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

Campbell Hall Renovation

OSU-210281 (CNI EHE219001)

Project location Campbell Hall

- **approval requested and amount**
professional services \$4M

- **project budget**
professional services \$4M
construction w/contingency \$TBD

total project budget \$TBD

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

- **project schedule**
BoT professional services approval 5/21
design 11/21 1/23
BoT construction approval 2/23
construction 7/23 3/25
facility opening 6/25

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

- **planning framework**
 - a programming study was completed in April 2020
 - this portion of the project is included in the amended FY21 Capital Investment Plan

- **project scope**
 - the project will replace the existing building systems, roof and windows, and will make building envelope improvements eliminating up to \$18.5M in deferred maintenance.
 - the renovation of interior spaces will enable the College of Education and Human Ecology's long-time goal of centralizing teaching, research and administrative functions along Neil Avenue, while reducing overall square footage.
 - the project will renovate 115,000 square footage interior of the building, updating existing offices, research & computer labs, department and pool classrooms, and collaborative areas.
 - final program and total project cost will be validated during design

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



-
- **project team**
University project manager: Derick Stadge
AE/design architect: TBD
CM at Risk: TBD

Project Data Sheet for Board of Trustees Approval

CFAES Wooster – Fisher Auditorium Renovation

OSU-200473 (CNI 19000017)

Project location Fisher Auditorium

- **approval requested and amount**
professional services \$1.2M

- **project budget**
professional services \$1.2M
construction w/contingency \$TBD

total project budget \$TBD

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

- **project schedule**
BoT professional services approval 5/21
design 1/22 1/23
BoT construction approval 2/23
construction 6/23 12/24
facility opening 1/25

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

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

- **project scope**
 - the project will renovate under-utilized space around the existing auditorium to create a combination of new teaching and outreach functions, a combined campus library and co-located student service functions
 - the project will advance the goals of CFAES Wooster by integrating programs and services, improving operational efficiencies, and creating a new academic, social and cultural hub on campus
 - exterior envelope and building systems upgrades will address \$8.1M in deferred maintenance
 - total project cost will be validated during design

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



-
- **project team**
University project manager: Derick Stadge
AE/design architect: TBD
General Contractor: TBD

Project Data Sheet for Board of Trustees Approval

Newark – Founders Hall Enhancements

OSU-210420 (CNI 16000107 & 19000066 & NEW219001)

Project location Founders Hall

Perfect

- **approval requested and amount**

professional services	\$2.4M
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- **project budget**

professional services	\$2.4M
construction w/contingency	\$TBD
total project budget	\$TBD

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

- **project schedule**

BoT professional services approval	5/21
design	9/21 9/22
BoT construction approval	11/22
construction	1/23 5/24
facility opening	7/24

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

- **planning framework**
 - this project is included in the FY 2017, 2019 and 2021 Capital Investment Plans
 - this project aligns with Ohio State Newark's 2018-2021 Strategic Plan of updating facilities to improve student success and enhance the student experience

- **project scope**
 - the project will address \$13.8M in deferred maintenance by updating the exterior envelope and building mechanical systems
 - the project will renovate 70,000 square feet of interior classroom and lab spaces that have been relocated to the new Alford Center for Science and Technology. This will allow Ohio State Newark and COTC to meet the demand for growing enrollment and expand academic offerings
 - due to success in fundraising for the project, the scope for interior renovations can be expanded. Design will include the validation of final programming and an updated cost estimate

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



-
- **project team**

University project manager:	Morgan Richardson
AE/design architect:	TBD
CM at Risk:	TBD

Project Data Sheet for Board of Trustees Approval

WMC Loading Dock Expansion and Renovation

OSU-200238 (CNI 19000137)

Project location on all

- **approval requested and amount**
professional services \$1.3M

- **project budget**
professional services \$1.8M
construction w/contingency \$15.1M

total project budget \$16.9M

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

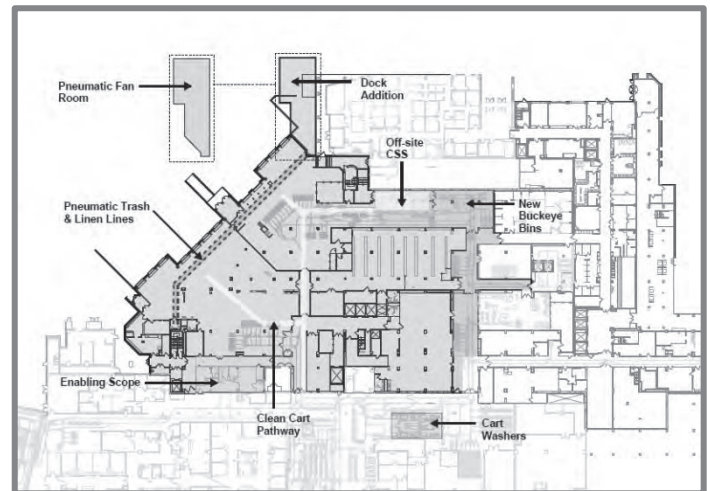
- **project schedule**
BoT professional services approval 11/19
design 6/20-2/22
construction enabling phase 11/21
construction 4/22-6/23
facility opening 7/23

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

- **planning framework**
 - a study of dock operations was completed in March 2018
 - this project is included in the FY 2020, FY 2021, and FY 2022 Capital Investment Plans; remaining project funding will be included in the FY 2023 Capital Investment Plan.

- **project scope**
 - the project will renovate 28,000 sf of the existing dock area and add 6,000 sf for a total dock area of 34,000 sf; the expanded dock will support the continued growth of the Wexner Medical Center.
 - the renovation will include the clean and soiled staging area; the expansion adds new soiled dock doors as well as space for pneumatic trash and linen fan room.
 - pneumatic trash and linen conveying system upgrades will accommodate the needs of the new University Hospital
 - the replacement of cart washers, dock levelers and dock door equipment will create a reliable and safe work area
 - project scope also includes structural, mechanical and electrical upgrades and design services for an enabling project to allow the expansion of the clean dock space

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



-
- **project team**
University project manager: Robin Faires
AE/design architect: Davis Wince
CM at Risk: Elford

Project Data Sheet for Board of Trustees Approval

Energy Advancement and Innovation Center

OSU-180355-1 (CNI 18000020, 19000128)

Project location 221 Energy Plaza – West Campus

- | | |
|--------------------------------------|----------------|
| approval requested and amount | |
| professional services | \$3.2M |
| construction w/contingency | \$7.2M |
| total budget increase | \$10.4M |

- | | |
|-----------------------------|----------------|
| project budget | |
| professional services | \$12.4M |
| construction w/contingency | \$34.7M |
| total project budget | \$47.1M |

- project funding**

 - university debt
 - fundraising
 - university funds (CEMP)
 - auxiliary funds
 - state funds
 - partner funds (OSEP)

- project schedule**

BoT professional services approval		2/19
design	9/19	6/21
BoT construction approval		11/20
bidding/GMP		8/21
construction	9/21	5/23
facility opening		8/23

- project delivery method**

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

- planning framework**

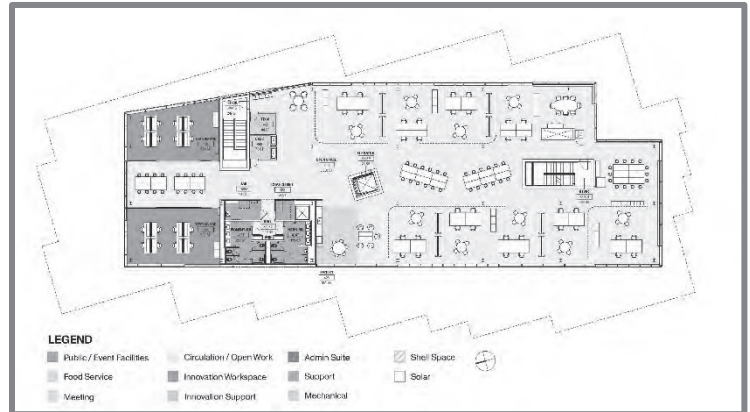
 - o the long-term lease and concession agreement between the university and Ohio State Energy Partners included \$50M for the development of the Energy Advancement and Innovation Center to serve as an experimental hub for energy research and technology incubation
 - o this project is included in the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

- project scope**

 - o the 66,154 square foot facility is a cornerstone of the public/private partnership with Ohio State Energy Partners (OSEP) and will be designed in conjunction with the Interdisciplinary Research Facility to ensure consistent design and site construction
 - o project includes dedicated lab space, collaborative learning and gathering space and small focused workspace; a 210-seat seminar room and a 96-seat cafe will serve the Innovation and Research Buildings
 - o this increase is to add a 4th floor of 13,609 sf which includes additional lab/research space, testing pod and smaller innovation spaces.

- approval requested**

 - o approval is requested to increase professional services and 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

Newton Hall Renovation and New Nursing Building

OSU-180429 (CNI : 16000002, 16000003)

Project location: Newton Hall

- approval requested and amount**

professional services	\$0.6M
construction w/contingency	\$4.5M
total budget increase	\$5.1M

- project budget**

professional services	\$3.3M
construction w/contingency	\$27.4M
total	\$30.7M

- project funding**

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

- project schedule**

BoT approval	prof services	2/18	
BoT approval	construction	8/19	
design		5/18	11/20
design	First Floor Ren	6/21	6/22
construction		12/20	5/22
construction	First Floor Ren	7/22	7/23
facility opening			8/22
facility opening	First Floor Ren		8/23

- project delivery method**

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

- planning framework**

- o this project is included in the FY18, FY19 and FY22 Capital Investment Plans
- o the project will accommodate student and faculty growth and enable the relocation of College of Nursing groups back to Newton from off-campus leased space

- project scope**

- o construct approximately 35,000 new square feet to the south of Newton Hall including flexible classrooms, informal learning spaces and offices; renovate existing space including new facade, relocation of existing entryway and plaza, and an updated corridor and wellness space
- o the requested increase will renovate 12,300 sf of multiple areas on the first floor of Newton Hall to provide additional clinical and wellness spaces
- o the requested increase will also update heating and cooling in suite 106, update restrooms and renovate an existing lecture hall. The existing building facade will be improved to tie into the aesthetics of the addition.

- approval requested**

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



- project team**

University project manager: Josh Kranyik
AE: Meacham & Apel Architects
CM at Risk: Ruscilli Construction

APPROVAL FOR SALE OF REAL PROPERTY

LAND NEAR WEST DUBLIN GRANVILLE ROAD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authority to sell real property held by the Board of Trustees of The Ohio State University described as vacant land near West Dublin Granville Road, north of Don Scott Airport, in the City of Columbus, Ohio, is proposed.

WHEREAS the Board of Trustees of The Ohio State University seeks to sell to Dave Fox Remodeling Inc. approximately 1.44 acres of real property described as a vacant site near West Dublin Granville Road, the exact acreage to be determined by survey, located in the City of Columbus, Franklin County, Ohio and north of Don Scott Airport; and

WHEREAS the site is adjacent to the buyer's property and the buyer has requested to purchase the land; and

WHEREAS the university has determined the disposition will not conflict with university's plans at the airport or with other programming; and

NOW THEREFORE

BE IT RESOLVED, That the President and/or Senior Vice Presidents for Business and Finance and Administration and Planning be authorized to take any action required to effect the sale of the property upon such terms and conditions deemed to be in the best interest of the university.

BAC GRO ND: APPROVAL FOR SALE OF REAL PROPERTY

LAND NEAR WEST DUBLIN GRANVILLE ROAD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Background

The Board of Trustees of The Ohio State University seeks to sell approximately 1.44 acres of land to Dave Fox Remodeling, Inc. The subject is a portion of land titled to The Ohio State University Board of Trustees, situated near West Dublin Granville Road. This land is north of the Don Scott Airport and its sale will not conflict with the airport or university's programmatic needs, strategic planning or future development. Proceeds from this sale will benefit the university's strategic acquisition account.

Location and Description

The affected property consists of approximately 1.44 acres of vacant ground situated near West Dublin Granville Road, North of the Don Scott Airport and adjacent to the existing Dave Fox Remodeling, Inc. office property.

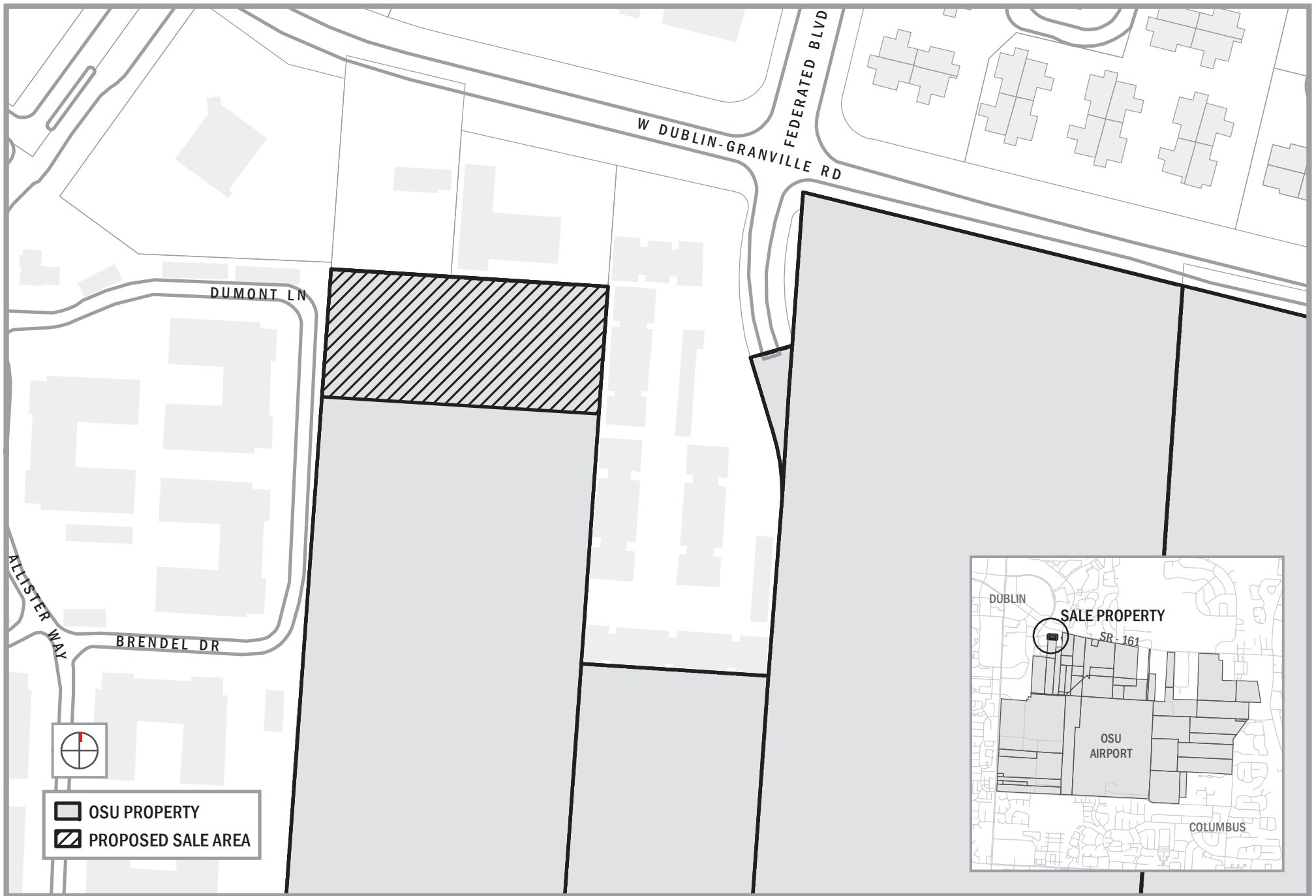
Property History

The university acquired the subject property in 1968. The land is titled to the Board of Trustees. The sale acreage is part of an 8.6-acre parcel that is itself a part of approximately 200 acres of contiguous board property. The sale acreage is approximately 1.44 acres.

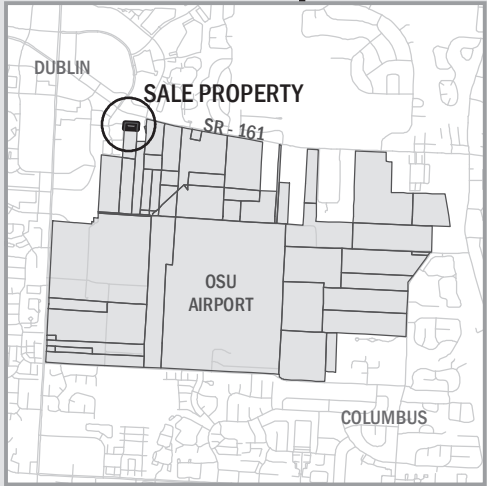
The appraised value estimate is approximately \$80,000 per acre, or \$115,200 for approximately 1.44 acres. The agreed upon selling price is \$500,000.

Sale of Property

Planning, Architecture and Real Estate recommends that the above referenced property be sold under terms and conditions that are deemed to be in the best interest of the university. The proceeds of the disposition will go to the university's strategic acquisition account.



- OSU PROPERTY
- PROPOSED SALE AREA



**SALE OF REAL PROPERTY
 PARCEL #590-159028
 W DUBLIN-GRANVILLE ROAD
 DUBLIN, OHIO 43235**

APPROVAL FOR PURCHASE OF REAL PROPERTY

149,000 SQ FT OF PUBLIC STREET AND INTERCONNECTING PUBLIC ALLEYS
BETWEEN 9TH AND 11TH AVENUES
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to purchase property from the City of Columbus, specifically those vacated streets and alleys described as 11th Avenue between Neil Avenue and North High Street, together with interconnecting public alleys located between 9th and 11th Avenues in Columbus, Ohio, and being approximately 149,000 sq ft of land, is proposed.

WHEREAS at the request of the university, the City of Columbus has offered to vacate and sell the above described street(s) and alleys subject to approval of the sale by the Columbus City Council and subject to retention of a general utility easement for public utilities currently located in the streets and alleys, and an appraisal of the property that supports the purchase price that is being offered to the city to sell the property to the university, all to be documented in a written agreement; and

WHEREAS the purchase of this property supports Framework 2.0 and the Comprehensive Transportation and Parking Plan; and

WHEREAS the appropriate university offices have determined that the purchase of this property would be in the best interest of the university:

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 effect the acquisition of the land upon the terms and conditions deemed to be in the best interest of the university.

BAC GROUND: APPROVAL FOR ACQUISITION OF REAL PROPERTY

**WEST 11TH AVENUE AND ADJACENT ALLEYS STREET VACATION
COLUMBUS, FRANKLIN COUNTY, OHIO**

Background

Over the past several months, the university has been in discussions with the City of Columbus to negotiate the city's vacation and transfer of ownership of public street sections and alleyways on and surrounding West 11th Avenue in support of Framework 2.0 and the Comprehensive Transportation and Parking Plan.

The acquisition of 11th Avenue will support the goals of creating a walkable campus core by moving traffic from 12th Avenue to 11th Avenue. The acquisition will also enable future redevelopment of the block between 10th and 11th Avenues.

With the recent purchase of the 75 West 11th Avenue parcel, the university owns all property on both sides of 11th Avenue. Thus, Ohio State's acquisition of the public streets and alleyways is necessary to gain ownership of the entire block in order to execute a project that eliminates the parking meters and enables two-way bus and vehicular traffic on 11th Avenue.

Location and Description

The subject property consists of approximately 149,000 sf (approximately 3.42 acres) as follows:

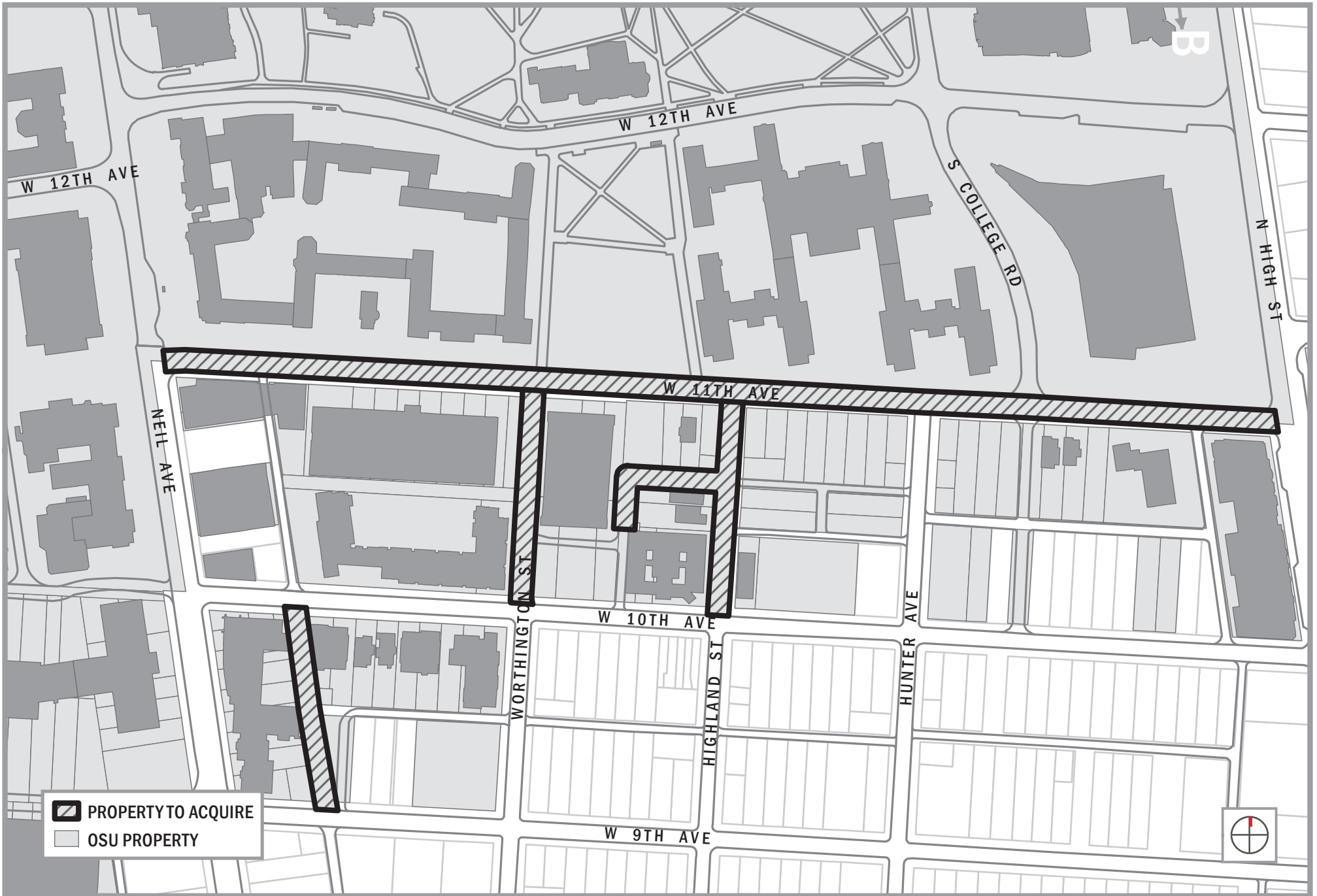
West 11th Avenue from Neil Avenue to High Street:	2,100 x 50 ft	= 105,000
Highland Street (between 10th and 11th):	400 x 50 ft	= 20,000
<u>Other alleys between 9th, 10th and 11th Avenues:</u>	<u>1,200 x 20 ft</u>	<u>= 24,000</u>
Total sf:		= 149,000

Property History

The property is currently vested in the City of Columbus.

Purchase of Property

It is recommended that the 149,000_ square footage of alley and roadway consisting of approximately 3.42 acres be acquired for a purchase price no more than 10 percent above the appraised value, and under terms and conditions that are deemed to be in the best interest of the university.



APPROVAL FOR PURCHASE OF REAL PROPERTY

0.373 ACRES ON HUGHES STREET,
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to purchase property from the City of Columbus, described as Hughes Street between Hawthorne Avenue and Phale D. Hale Drive, Columbus, Ohio, and being 0.373 acres of land, is proposed.

WHEREAS at the request of the university, the City of Columbus has offered to vacate and sell the above-described street for \$1.25 per square foot, subject to approval of the sale by the Columbus City Council; and

WHEREAS the purchase of this property supports the university's plan for redevelopment of land west of the current Hospital East; and

WHEREAS the appropriate university offices have determined that the purchase of this property would be in the best interest of the university:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the purchase of the aforementioned property as described; and

BE IT FURTHER RESOLVED, That the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to effect the acquisition of the land upon the terms and conditions deemed to be in the best interest of the university.

BAC GROUND: APPROVAL FOR ACQUISITION OF REAL PROPERTY

**HUGHES STREET VACATION
COLUMBUS, FRANKLIN COUNTY, OHIO**

Background

In 2017, the university acquired land on the west side of the existing Hospital East. This new land is separated from Hospital East by Hughes Street. The university requested the City of Columbus consider vacating and selling Hughes Street between Hawthorne Avenue and Phale D. Hale Drive so that when the university is ready to redevelop the new property, this street may be incorporated into the redevelopment.

After review, the city approved the request to vacate, subject to approval by Columbus City Council, subject to an ordinance being approved by the Mayor of Columbus, and subject to the retention of a general utility easement for those utilities currently located within the street. The granting of this utility easement does not impact the planned future use of the site.

The city has offered to deed the property to the university for \$20,310 (\$1.25 per square foot) for the area.

Location and Description

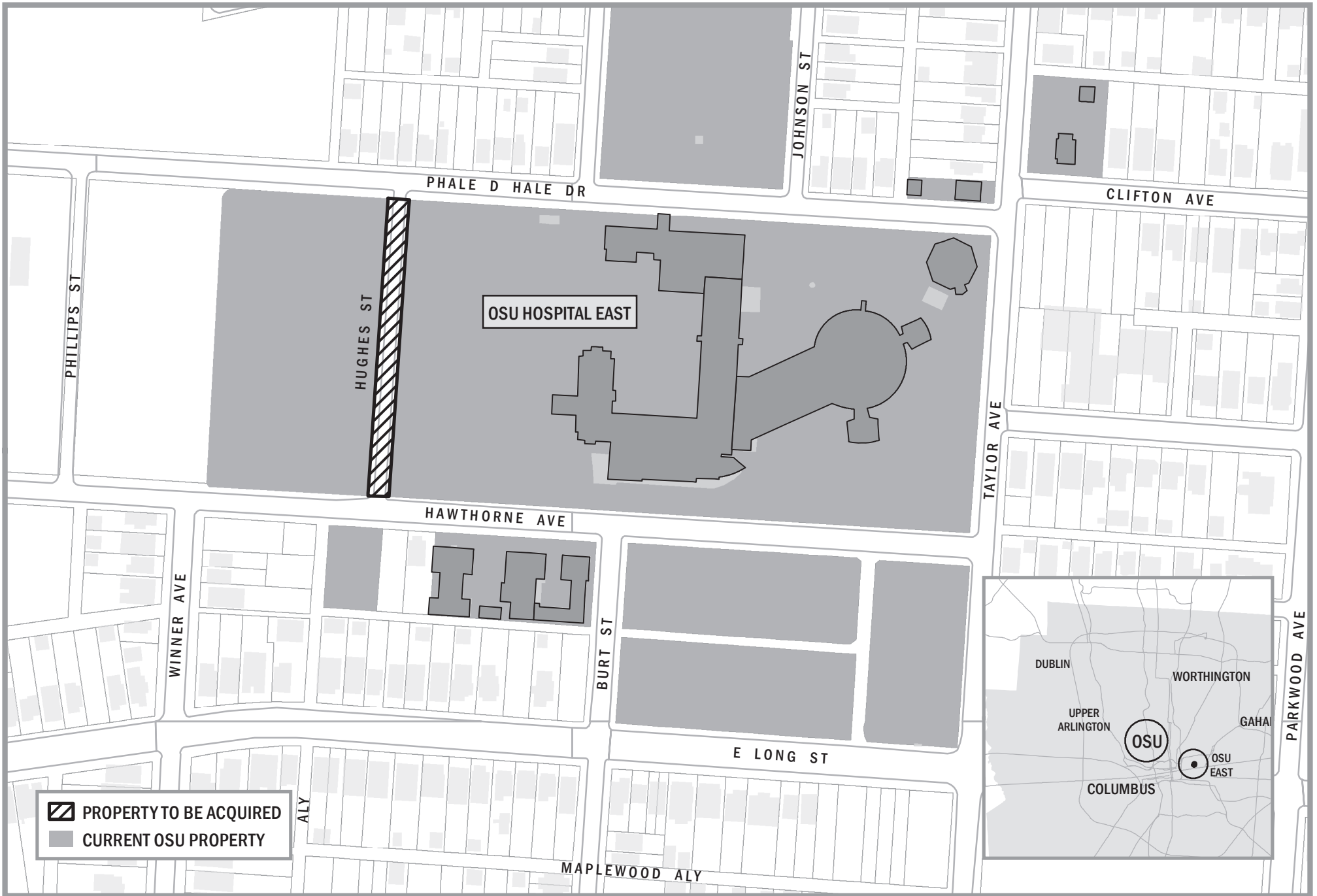
The subject property consists of 0.373 acres between Phale D. Hale Drive and Hawthorne Avenue, Columbus, Ohio.

Property History

The property is currently vested in the City of Columbus.

Purchase of Property

Planning, Architecture and Real Estate recommends that the university proceed with acquisition of the land upon terms and conditions deemed to be in the best interest of the university. The acquisition funds will be provided by the Wexner Medical Center.



APPROVAL FOR LEASE OF REAL PROPERTY

BUILDING AND PROPERTY LOCATED AT 420 EAST 19TH AVENUE,
FORMERLY KNOWN AS INDIANOLA MIDDLE SCHOOL,
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to lease property to Metro Early College High School and Independent STEM School, an Ohio non-profit corporation, to include the entire building together with the real estate upon which it is located at 420 East 19th Avenue, Columbus, Ohio, and formerly known as Indianola Middle School, is proposed.

WHEREAS the university purchased the property in 2018 from Columbus Public Schools for \$2.35M; and

WHEREAS in lieu of rent, Metro Early College High School shall enter into the necessary partnerships and acquire and invest the necessary funding to renovate the building listed on the National Register of Historic Places to reactivate the building to its original use as an educational facility; and

WHEREAS the agreement to lease the property in "as is" "where is" condition is contingent upon Metro Early College High School entering into a funding agreement with Battelle Memorial Institute and receiving an award for additional funding from the Ohio Facilities Construction Commission; and

WHEREAS the appropriate university offices have determined that the lease of this property would be in the best interest of the university:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the lease of the aforementioned real property; and

BE IT FURTHER RESOLVED, That the President and/or Senior Vice President for Business and Finance shall be authorized to take any action required to effect the lease of property upon the terms and conditions deemed to be in the best interest of the university.

BACKGROUND: APPROVAL FOR LEASE OF REAL PROPERTY

420 EAST 19TH AVENUE – FORMERLY KNOWN AS INDIANOLA MIDDLE SCHOOL
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Background

The Board of Trustees of The Ohio State University seeks to lease the entire building together with the real estate upon which it is located at 420 East 19th Avenue to Metro Early College High School. The lease is contingent upon the proposed tenant successfully executing funding agreements with Battelle Memorial Institute and the Ohio Facilities Construction Commission. Metro Early College High School accepts the property in “as is” “where is” condition and agrees, in lieu of rent, to invest the necessary funding to renovate and to reactivate the building to its original use as an educational facility.

As this location is not considered to be a part of the core campus, leasing of the property will not conflict with university’s programmatic needs, strategic planning or future development.

Location and Description

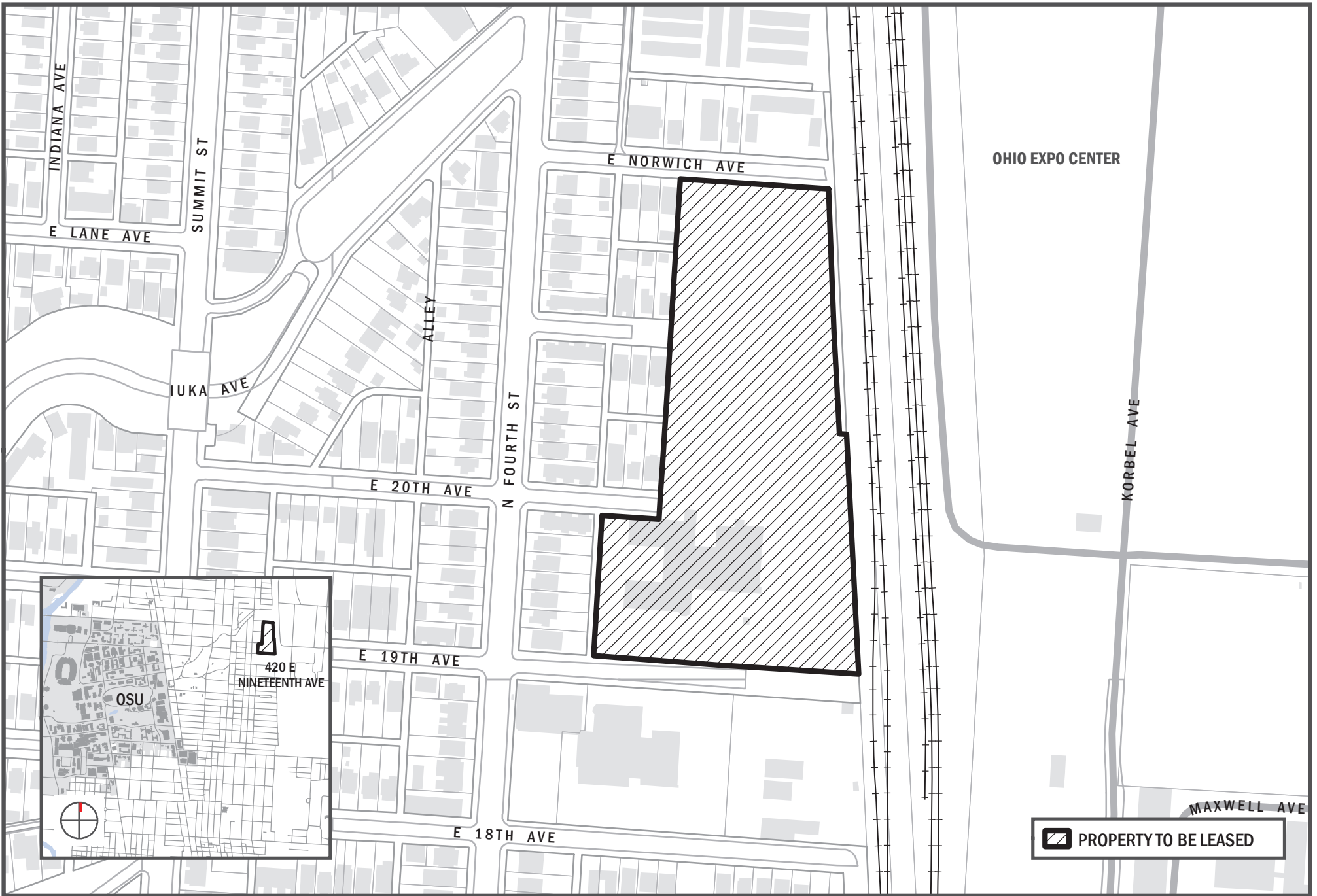
The two-story, 95,000 sq ft building is listed on the National Register of Historic Places and the surrounding property consists of approximately 9.38 acres. The property is bordered by East Norwich Ave to the north, 19th Avenue to the south, and is west of the rail line adjacent to the Ohio Expo Center.

Property History

The university acquired the subject property in 2018 from Columbus Public Schools for approximately \$2.35M. The land is titled to the Board of Trustees.

Lease of Property

Planning, Architecture and Real Estate recommends that the above referenced property be leased under terms and conditions that are deemed to be in the best interest of the university.



**LEASE OF 9.38 ACRES OF REAL PROPERTY 420 E
NINETEENTH AVE
COLUMBUS, FRANKLIN COUNTY, OHIO 43201
PARCEL ID 010-027433**

APPROVAL FOR A PERPETUAL SEWER EASEMENT

**2.301 ACRES ALONG OLENTANGY RIVER ROAD,
COLUMBUS, FRANKLIN COUNTY, OHIO**

Synopsis: Authorization to grant a perpetual sewer easement located along Olentangy River Road, Columbus, Franklin County, Ohio, to the City of Columbus is proposed.

WHEREAS The Ohio State University seeks to grant a perpetual sewer easement to the City of Columbus; and

WHEREAS the easement is needed to support the City's Lower Olentangy Tunnel project, which will construct a 12-foot diameter tunnel that will improve surface water quality and reduce combined sewer overflows to the Olentangy River:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees approves the granting of this perpetual sewer easement as outlined; and

BE IT FURTHER RESOLVED, That the President and/or Senior Vice Presidents for Business and Finance and Administration and Planning be authorized to take any action required to effect the perpetual sewer easement upon such terms and conditions deemed to be in the best interest of the university.

BAC GRO ND: PERPET AL SEWER EASEMENT

BETWEEN THE OHIO STATE UNIVERSITY AND THE CITY OF COLUMBUS
OLENTANGY RIVER ROAD, COLUMBUS, FRANKLIN COUNTY, OHIO

Background

The City of Columbus is planning for construction of the Lower Olentangy Tunnel, a 12-foot diameter tunnel that will extend more than three miles in length from Tuttle Park on the north end to Vine Street in the Arena District on the south end. They are constructing the tunnel to collect combined sewer overflows, which will provide relief at connection points along existing interceptor sewers near the Olentangy River. The project is a result of an Ohio Environmental Protection Agency consent order to reduce sewer overflows and improve surface water quality. The infrastructure will be constructed by tunneling beneath the ground with a boring machine at a depth of approximately 55 to 70 feet. The city's project will impact university land at two points: near Coffey Field and near the Longaberger Alumni House, both of which are located along Olentangy River Road.

In late 2020, the university granted the city a 25-year easement for construction of the tunnel. This easement was intended to serve as an interim step to providing the city a perpetual easement, which cannot be granted until approval is received from the State of Ohio General Assembly. Timelines to obtain assembly approval are currently unknown.

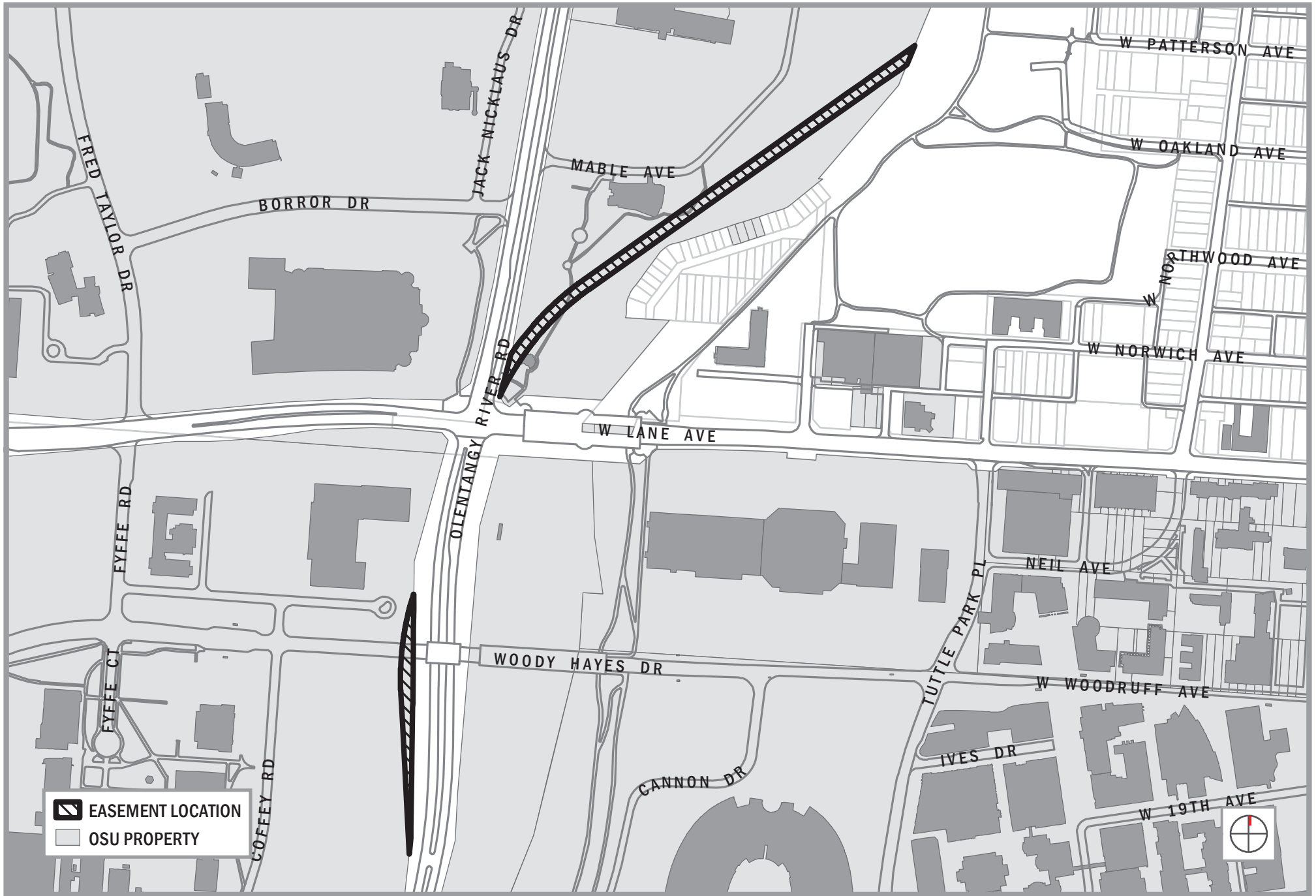
Location and Description

The property to be impacted by the tunnel and the proposed perpetual easement includes Franklin County parcel identification numbers 010-203994 and 010-062731. The property is located within the City of Columbus and lies within the Columbus campus.

The city has compensated the university for the project at a value of \$575,138. The easement area comprises 2.301 acres. The City of Columbus will be responsible for all tunnel maintenance and operation within the easement area.

Easement Recommendation

Planning, Architecture and Real Estate recommends execution of the perpetual easement under terms and conditions in the best interest of the university. This action is being brought before the Board of Trustees because easements for terms greater than 25 years require board approval.



**CITY OF COLUMBUS
 LOWER OLENTANGY TUNNEL PERPETUAL EASEMENT
 COLUMBUS, FRANKLIN COUNTY, OHIO 43201**

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND THE CHARITABLE PHARMACY OF CENTRAL OHIO**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Charitable Pharmacy of Central Ohio, 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 \$50,000 in the 2020-2021 State Capital Bill that is specifically designated for use by the Charitable Pharmacy of Central Ohio; and

WHEREAS the Charitable Pharmacy will utilize the funds for the construction and renewal of a new facility in Columbus, Ohio; and

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

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

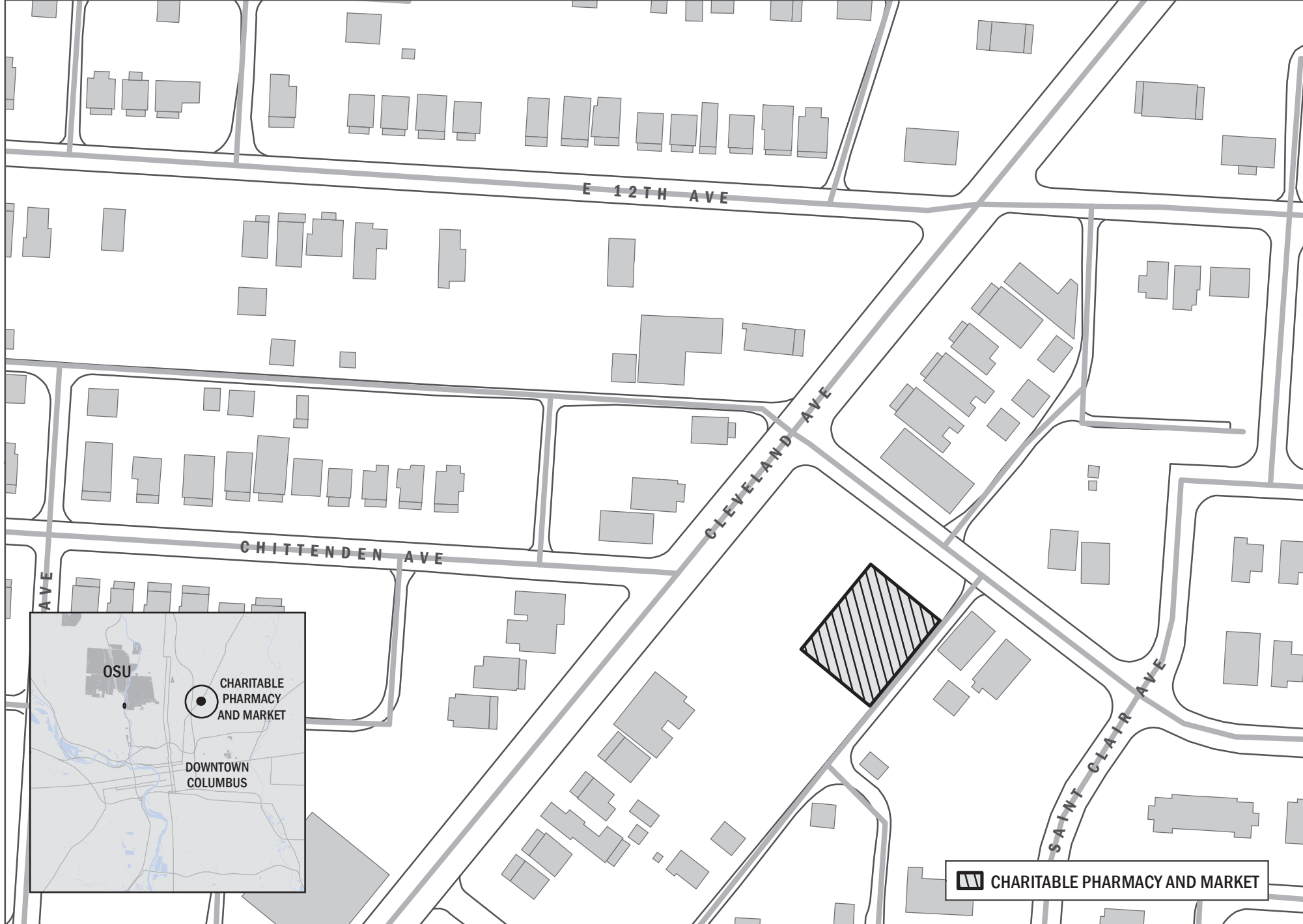
WHEREAS except for the funds used to cover the university's reasonable administrative costs related to the project, the funds provided under this JUA shall be used by the Charitable Pharmacy only for capital improvements or purchases and shall not be used for operating expenses; and

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

WHEREAS before the state capital appropriation may be released to the Charitable Pharmacy, the Ohio Department of Higher Education requires that a JUA between the university and the Charitable Pharmacy 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 Presidents for Business and Finance and/or Administration and Planning be authorized to take any action required to effect this Joint Use Agreement containing terms and conditions deemed to be in the best interest of the university.



APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND KNOX COUNTY REGIONAL AIRPORT AUTHORITY**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Knox County Regional Airport Authority (KCRAA), a government entity organized and existing under the laws of the State of Ohio, to document the value and permit the release of funds appropriated in the State Capital Bill for construction of the Knox County Regional Airport Aviation Center, which will serve as a state-of-the-art training facility for youth or adult, hobbyist or commercial drone pilots, located at 6481 Kinney Road, Mt. Vernon, Ohio 43050, is proposed.

WHEREAS The Ohio State University was allocated \$900,000 in the 2021-2022 State Capital Bill that is specifically designated for use by KCRAA; and

WHEREAS the KCRAA will utilize the funds to partially fund design and construction of capital improvements to the Knox County Regional Airport, providing a building and facilities located on KCRAA grounds that can be used by the university for a wide variety of aviation-oriented educational, research and outreach programs, along with other vocational and cultural enrichment activities; and

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

WHEREAS KCRAA commits to making the 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 KCRAA facilities 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 KCRAA only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of KCRAA 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 KCRAA, the Ohio Department of Higher Education requires that a JUA between the university and the KCRAA 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 Presidents for Business and Finance and/or Administration and Planning be authorized to take any action required to effect this Joint Use Agreement containing terms and conditions deemed to be in the best interest of the university.



APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND OHIO HILLS HEALTH SERVICES**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with Ohio Hills Health Services (OHHS), a not-for-profit community health care center, 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 \$100,000 in the 2020-21 State Capital Bill that is specifically designated for use by OHHS; and

WHEREAS OHHS will utilize the funds for construction and capital equipment to outfit the new Monroe Family Health Center in Woodsfield, Ohio; and

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

WHEREAS OHHS has committed to constructing telehealth capabilities in two of the patient exam rooms, which will provide patients access to medical specialists in partnership with The Ohio State University Wexner Medical Center and the Ohio State Health Network; 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 OHHS facility for the term of the agreement; and

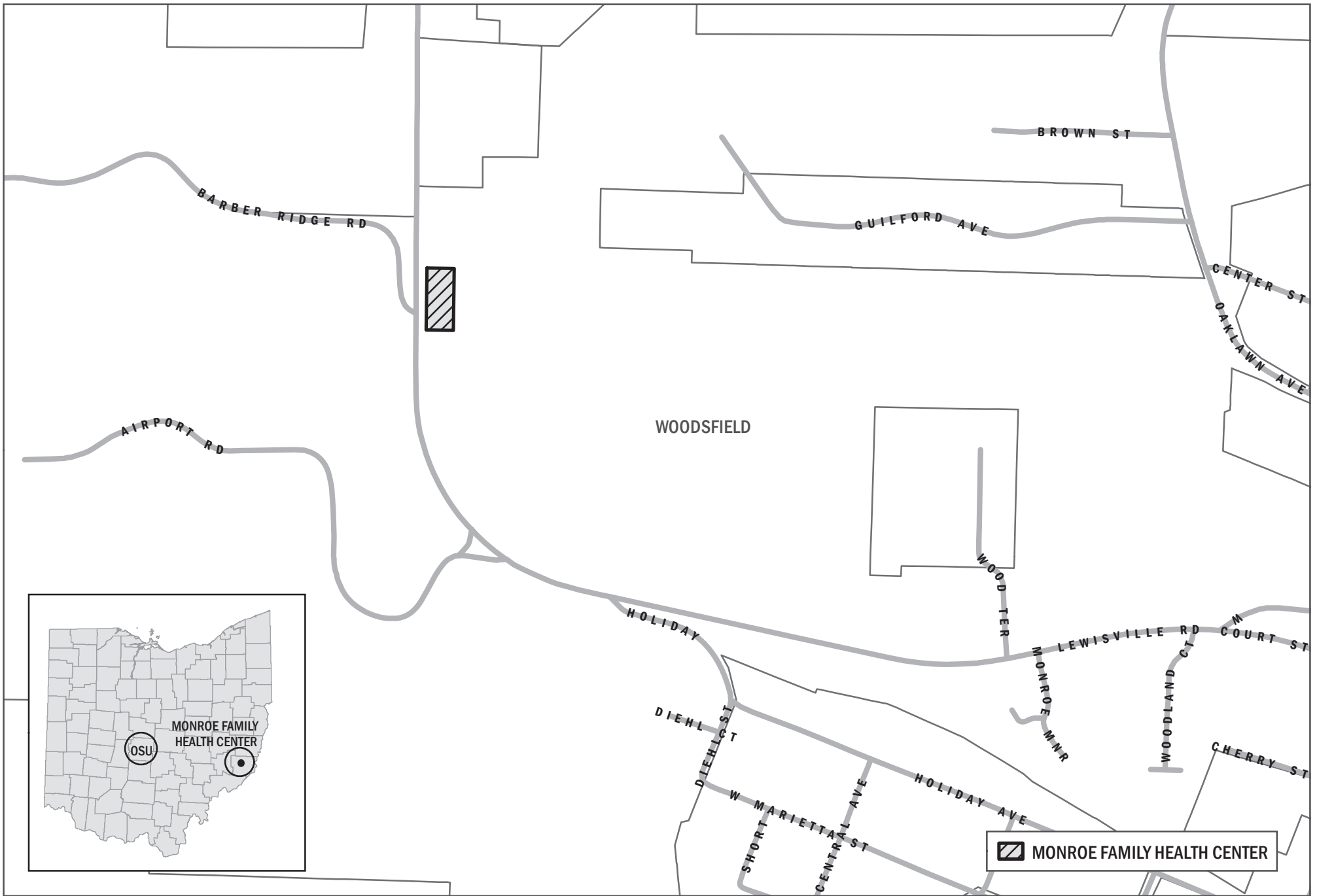
WHEREAS except for the funds used to cover the university's reasonable administrative costs related to the project, the funds provided under this JUA shall be used by OHHS only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of OHHS 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 OHHS, the Ohio Department of Higher Education requires that a JUA between the university and OHHS 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 Administration and Planning be authorized to take any action required to effect this Joint Use Agreement containing terms and conditions deemed to be in the best interest of the university.



JOINT USE AGREEMENT BETWEEN
 THE OHIO STATE UNIVERSITY AND MONROE FAMILY HEALTH CENTER
 584 LEWISVILLE ROAD
 WOODSFIELD, OHIO 43793

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND PAST FOUNDATION**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with PAST Foundation, an Ohio nonprofit agency, to document the value and permit the release of funds appropriated in the State Capital Bill for construction of a new innovation lab in the PAST facility located at 1003 Kinnear Road, Columbus, Ohio, is proposed.

WHEREAS The Ohio State University was allocated \$300,000 in the 2021-2022 State Capital Bill that is specifically designated for use by PAST Foundation; and

WHEREAS PAST Foundation will utilize the funds to buildout a new digital learning lab in the PAST Innovation Center, located in Columbus, Ohio; and

WHEREAS The Ohio State University has an opportunity to expand its partnerships and activities with PAST Foundation and would benefit from having a space to support a variety of student programs; and

WHEREAS PAST Foundation commits to making the PAST Innovation Lab facility 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 PAST Innovation Lab for the term of the agreement; and

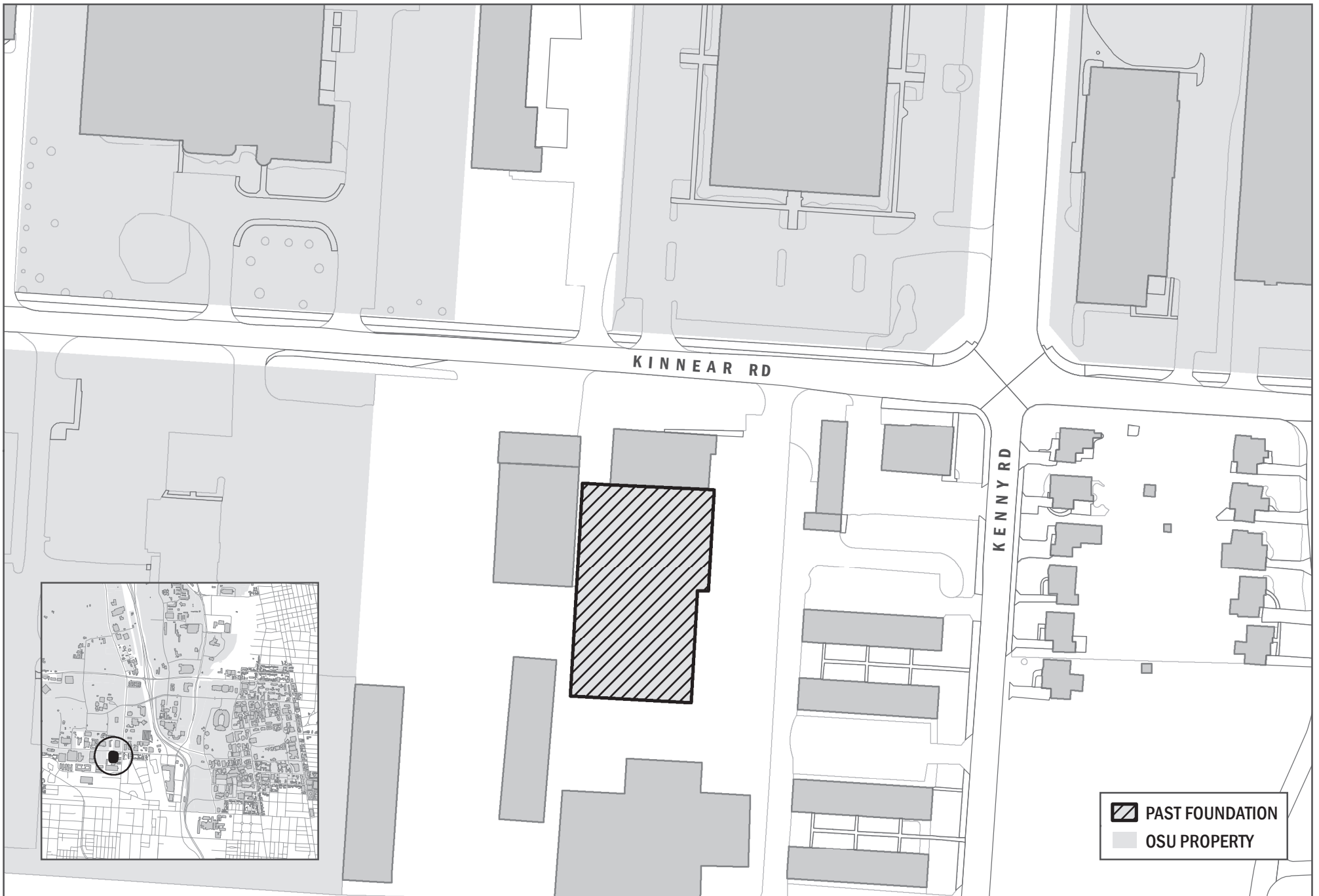
WHEREAS except for the funds used to cover the university's reasonable administrative costs related to the project, the funds provided under this JUA shall be used by PAST Foundation only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of PAST Innovation Lab 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 PAST Foundation, the Ohio Department of Higher Education requires that a JUA between the university and PAST Foundation to 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 Presidents for Business and Finance and/or Administration and Planning be authorized to take any action required to effect this Joint Use Agreement containing terms and conditions deemed to be in the best interest of the university.



**JOINT USE AGREEMENT BETWEEN
 THE OHIO STATE UNIVERSITY AND THE PAST FOUNDATION
 1003 KINNEAR ROAD
 COLUMBUS, OHIO 43212**