

THURSDAY, AUGUST 19, 2021
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

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

Location: Public Session available via Livestream 8:00-9:30am

Executive Session

8:00-8:30am

Public Session

ITEMS FOR DISCUSSION

1. *Physical Environment Scorecard – Mr. Jay Kasey* 8:30-8:35am
2. *Major Project Updates – Mr. Mark Conselyea* 8:35-8:40am
3. *Lacrosse Stadium Design Review – Mr. Keith Myers* 8:40-8:45am

ITEMS FOR ACTION

4. Approval of May 2021 Committee Meeting Minutes – Mr. Alex Fischer
5. Approval of FY22 Capital Investment Plan – Mr. Jay Kasey, Mr. Michael Papadakis 8:45-8:50am
6. Approval of FY22 Ohio State Energy Partners Capital Plan – Mr. Scott Potter 8:50-8:55am
7. Approval of a Change in Cost and Scope to the FY20 Already Approved Combined Heat and Power Facility Capital Project – Mr. Scott Potter 8:55-9:00am
8. Approval to Enter Into/Increase Professional Services and Construction Contracts – Mr. Mark Conselyea 9:00-9:05am
9. Approval of Perpetual Easement – Mr. Keith Myers 9:05-9:10am
10. Approval to Purchase Real Property – Mr. Keith Myers 9:10-9:15am
11. Approval of Gift of Real Estate – Mr. Keith Myers 9:15-9:20am
12. Approval of Ground Lease at Don Scott Airport – Mr. Keith Myers 9:20-9:25am
13. Approval of Joint Use Agreement – Mr. Keith Myers 9:25-9:30am

PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY20 YTD)	FY21 Year-To-Date				Actual vs Target	FY21 Annual Target (Budget)	Comments
		Actual	Target (Budget)	Target %Var				
A. FINANCIAL								
1. A&P Tot. Operating Expenses (General & Earnings Funds)	\$132,388,302	\$123,266,722	\$129,751,336	-5.0%	▼	\$144,170,606	Note: This metric includes WOSU and presents values for May. June's numbers are not yet available.	
B. OPERATIONAL								
1. %Total Projects Completed on Time	78.2%	69.8%	90.0%	-22.4%	▲	90.0%	125 of 179 completed On Time; COVID-related material delays and subcontractor skilled trades availability	
2. %Total Projects Completed on Budget	97.3%	95.5%	90.0%	6.1%	▬	90.0%	171 of 179 completed On Budget	
3. Capital Investment Program Spend *	\$432.1	\$540.5	\$668.5	-19.1%	▼	\$928.7	Metric is measured Quarterly, showing 3rd 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	3,895,778	1,347,143	560,469	140.4%	▲	560,469	Ridership numbers are lower than prior year due to COVID-19 restrictions.	
6. All Parking Garage Peak Time Occupancy % **	64.5%	42.8%	80.0%	-46.6%	▬	80.0%	YTD (Jul - June) Occup%: Transient= 42.4%, Permit= 49.8%, Mixed= 36.3% CampusParc uses loop counters to track counts. In high demand we see counts over 100%.	
7. WMC Parking Garage Peak Time Occupancy % **	81.0%	66.5%	80.0%	-16.9%	▬	80.0%	YTD (Jul - June) Occup%: Transient= 63.0%, Permit= 84.8%, Mixed= 57.4% CampusParc uses loop counters to track counts. In high demand we see counts over 100%.	
8. Sum of Daily Temporary Parking Space Closures	20,730	45,823	20,000	129.1%	▲	20,000	Key contributors (YTD) 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)	640,358	648,558	640,358	1.3%	▲	640,358	17.1% Increase in 89.7 News listeners from last F/Y, and ranked second in the Columbus market.	
10. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	12,957,934	10,693,700	12,957,934	-17.5%	▼	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 last F/Y has Video Views up over 9.5%.	
C. SAFETY								
1. EHS Recordable Accident Rate (CYTD):	0.80	0.90	2.00	-55.0%	▲	2.00	2021 Calendar YTD	
2. Major On-Campus Crimes	81	94	120	-21.7%	▼	120	Record Mgmt Sys. Data unaudited at time of retrieval	
3. Avg Response time to In-Progress Calls for Svc	3:48	4:15	5:00	-14.8%	▬	5:00	Record Mgmt Sys. Data unaudited at time of retrieval	
4. Traffic Accidents Injury	21	14	31	-54.8%	▼	31	Record Mgmt Sys. Data unaudited at time of retrieval	
5. Traffic Accidents Non-Injury	125	59	215	-72.6%	▬	215	Record Mgmt Sys. Data unaudited at time of retrieval	
6. Off-Campus Crime Statistics	1,390	1,280	2,037	-37.2%	▼	2,037	Record Mgmt Sys. Data unaudited at time of retrieval	

* For B3. Capital Investment Program Spend, Green = "Target %Variance" of + or - 10%, with an additional Yellow range extending 10% above and 20% below the Green range.

** For B6&7. Parking Garage Peak Time Occupancy %, the target is 80% + or - 5% pts., with an additional 5% pt. Yellow range in both directions. Peak time measured on weekdays between 12:30 and 1:30 p.m.

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



THE OHIO STATE UNIVERSITY

MAJOR PROJECT UPDATES

Projects Over \$20M

August 2021



PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
WMC Outpatient Care New Albany	COMPLETE	✓	✓	\$137.9 M		
Newton Renovation and New Nursing Building	5/22	✓	✓	\$30.7 M		
Dodd - Parking Garage	6/22	✓	✓	\$33.3 M		
WMC Outpatient Care Dublin	6/22	✓	✓	\$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	11/22	✓	✓	\$277.7M		
WMC Outpatient Care West Campus	1/23	✓	✓	\$348.8 M		
Interdisciplinary Research Facility	3/23	✓	✓	\$227.8 M		
Energy Advancement and Innovation Center	8/23	✓	✓	\$48.4 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 - 15 PROJECTS				\$3,675.4 M		

On Track
 Watching Closely
 Not on Track



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: Building occupancy and final inspections are complete. Final punch list, furniture, and fit-out processes are being completed. First patient opening date is August 2 for clinics located on the first and third floors of the MOB and the first floor of the ASC. Other clinics throughout the building will open August 17 with the final grouping of clinics located in the ASC opening September 7.

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. Renovate 12,300 sf on the first floor.

PROJECT FUNDING: University funds; fundraising; state funds

PROJECT UPDATE: Basement walls and floors are complete. Steel erection began in July and is set to be complete in August.

CURRENT BUDGET	
Construction w/ Cont	\$27.4 M
Total Project	\$30.7 M

CONSULTANTS	
Architect of Record	Meacham & Apel
CM at Risk	Ruscilli

PROJECT SCHEDULE	
BoT Approval	2/18
Construction	12/20-5/22
Construction – 1 st Floor	7/22-7/23
Facility Opening	8/22
Facility Opening – 1 st Fl	8/23

 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: Ground floor footings and pile caps are complete. First level slabs on grade, columns and elevator core 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 precast has been completed on the Medical Office Building (MOB). Exterior framing and sheathing is ongoing on the Ambulatory Surgical Center (ASC). Brick work has completed on the MOB north elevation and crews are progressing on the west elevation. Interior wall framing is complete on all floors of the MOB, framing is ongoing in the ASC.

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	7/20-6/22
Facility Opening	8/22

- 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

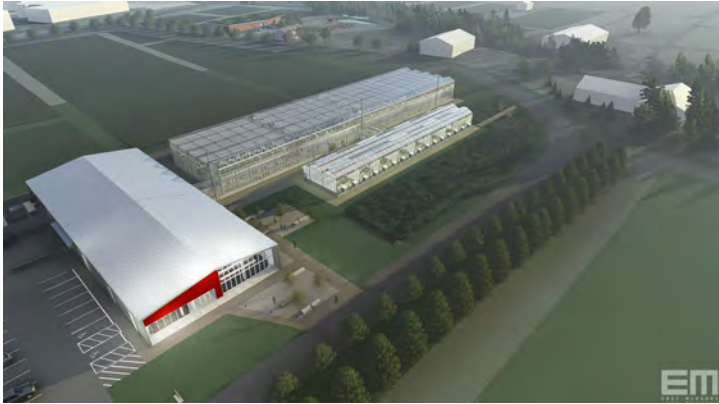
PROJECT UPDATE: West and north labs completed; work continues on the 4th floor south labs. Mechanical and electrical work continues in the penthouse and basement. Windows and roof replacement work are complete.

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: Production greenhouse roof and glazing system is in progress. Research greenhouse structure is in progress. Headhouse enclosure dry-in 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 (SoM) building (Timashev Family Music Building) and construct a new Department of Theatre, Film, and Media Arts (DoTFM) 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; AHU start ups and exterior elevation metal panels are ongoing for SoM. Basement foundation and walls, and installation of structural steel work along with metal decking and pouring of slabs is underway for the DoTFM 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 - DoTFM
-  On Time - DoTFM



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: Work continues on structure and equipment installs. Herrick Bridge reconstruction and piping work has begun along with distribution on Woody Hayes Drive

CURRENT BUDGET	
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: Structural steel is ongoing on levels 1-4, level 5 has begun. Elevated deck pours are occurring weekly as steel is being erected. Proton and LINAC vault roof concrete work is complete and structural steel has begun. Partial occupancy of the garage for contractor parking is schedule for the second week of August.

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 – Proton	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: Structural steel for the penthouse space will be complete by the end of July. Exterior metal framing is ongoing, crews are complete thru the 2nd floor. A key milestone is for the building to be dried in by early December.

CURRENT BUDGET	
Construction w/ Cont	\$172.2 M
Total Project	\$227.8 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 66,000-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	\$38.8 M
Total Project	\$48.4 M

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

PROJECT SCHEDULE	
BoT Approval	2/19
Construction	9/21-8/23
Facility Opening	10/23

- 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

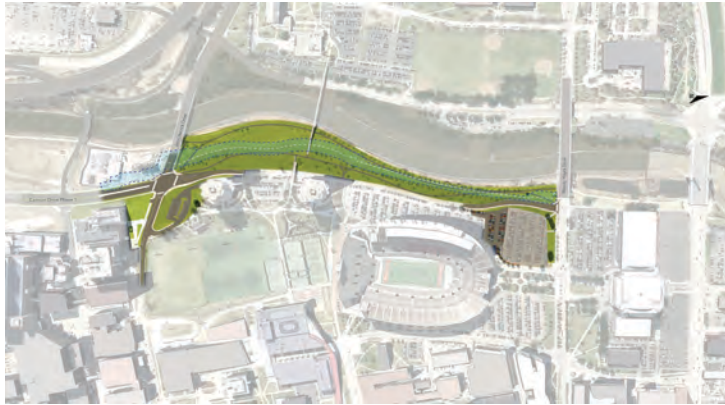
PROJECT UPDATE: The anatomy wing exterior envelope is complete, including roofing and vapor barrier. Brick and limestone work continues through the third floor. Interior in-wall mechanical work is occurring on the upper floors. Drywall is installed on the first and second floors. Starling-Loving demolition has occurred.

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 Perioperative Assessment Center; Comprehensive Weight Management, food service, and patient drop-off/pick-up canopy.

PROJECT FUNDING: Auxiliary funds

PROJECT UPDATE: Phase 1 elevator work continues and elevators 4 and 8 will be turned over at the end of August. Phase 2 construction is underway. Motion Lab, Pulmonary Rehab and Comprehensive Weight Management space will complete by the end of October.

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 lower level slab is 75% complete. The two smaller elevator shafts are up to level 7 and the main public/staff elevator shafts are starting. Steel erection is scheduled to begin 9/2021 with a completion date of 8/2022.

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



THE OHIO STATE UNIVERSITY

NEW LACROSSE STADIUM

BOARD OF TRUSTEES PRESENTATION

AUGUST 2021

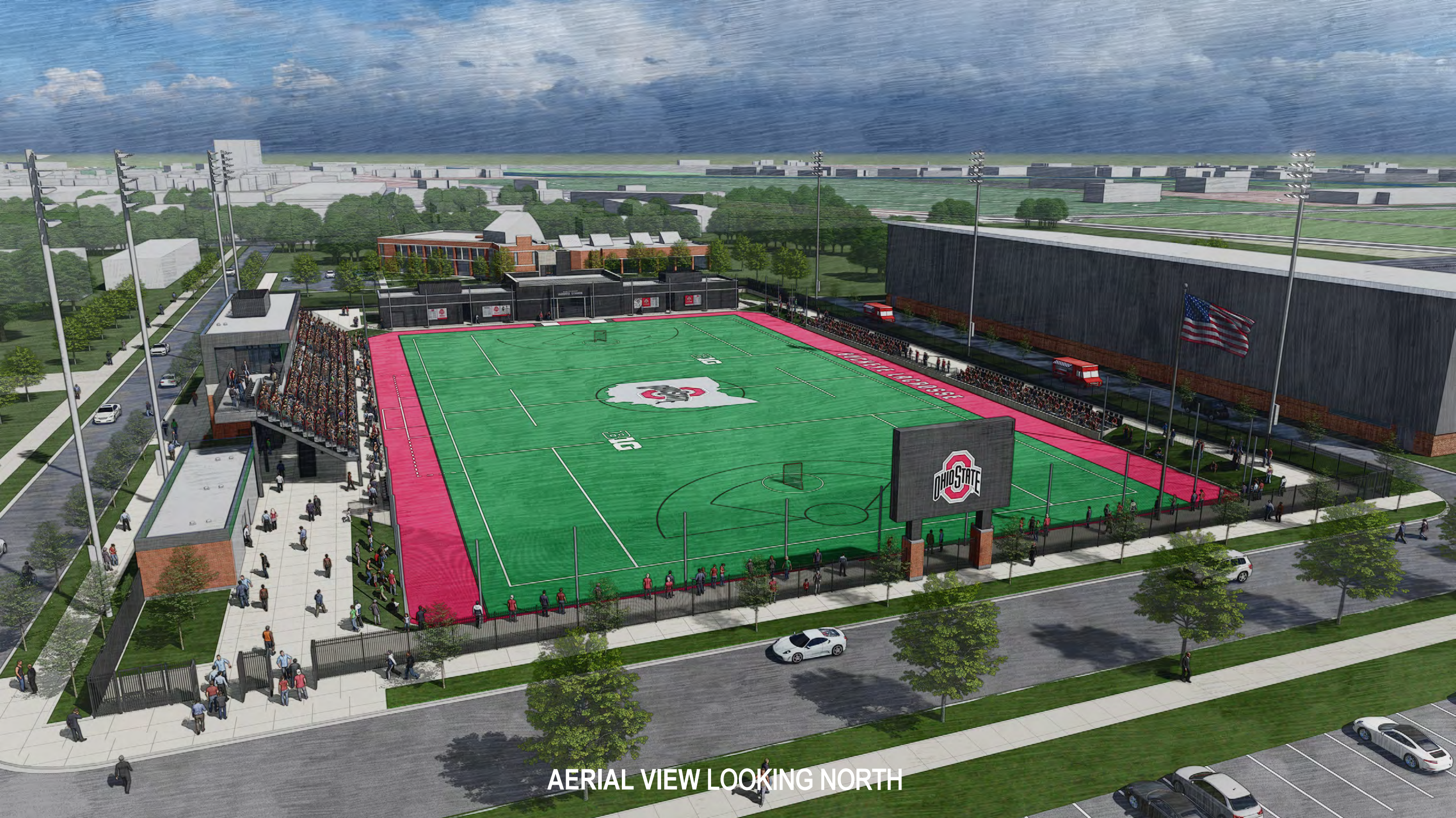




AERIAL VIEW LOOKING EAST

THE OHIO STATE UNIVERSITY
LACROSSE STADIUM





AERIAL VIEW LOOKING NORTH

THE OHIO STATE UNIVERSITY
LACROSSE STADIUM





WEST GRANDSTAND AERIAL VIEW



THE OHIO STATE UNIVERSITY
LACROSSE STADIUM



SUMMARY OF ACTIONS TAKEN

May 20, 2021 – Master Planning & Facilities Committee Meeting

Members Present:

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 and Facilities Committee of The Ohio State University Board of Trustees convened on Thursday, May 20, 2021, in person in Pfahl Hall on the Columbus campus and virtually over Zoom. Committee Chair Alex Fischer called the meeting to order at 8:02 a.m.

Items for Discussion

1. Physical Environment Scorecard: Jay Kasey, SVP of Administration & Planning, shared the Physical Environment Scorecard with FY21 data through March 2021. Four metrics were coded red and have been for our last two meetings: % 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. One additional metric is yellow – the Facility Condition Index %. During this agenda item, Mark Conselyea, AVP for Facilities Operations and Development, also shared a “deep dive” into the % Total Projects Completed on Time metric. Material availability, contractor issues, and inspections and permitting were primary reasons for projects not being completed on time.

(See Attachment X for background information, page XX)

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, the WMC Outpatient Care West Campus project was still being watched closely for schedule, but the Newton Hall Renovation and New Nursing Building is now on track for both budget and schedule. The Combined Heat & Power Plant/District Heating & Cooling Loop project was added to this report and is being watched closely for both budget and schedule. Site prep and foundation work on that project were expected to be 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.

(See Attachment X for background information, page XX)

Items for Action

3. Approval of Minutes: No changes were requested to the February 24, 2021, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.



4. Resolution No. 2021-127, Approval of the 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 *Bylaws 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.

(See Appendix X for background information, page XX)

5. Resolution No: 2021-128, Approval of Interim Capital Investment Plan for Fiscal Year 2022:

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

WHEREAS the university has not yet finalized 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 authorization 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.

(See Appendix X for background information, page XX)

6. Resolution No: 2021-129, 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-EXP
Equine Performance Evaluation Arena Utility Systems – 85-22-EXP
Relocated Greenhouse Natural Gas Service – 120-22-EXP
Biomedical and Materials Engineering Complex, Phase 2 Utility Systems – 121-22-EXP

Synopsis: Approval of the Ohio State Energy Partners LLC (“OSEP”) Fiscal Year 2022 interim capital improvements plan and authorization 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 finalized 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 finalized 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 authorizes OSEP to proceed with these Fiscal Year 2022 capital improvements to the utility system as outlined in the attached materials.

(See Appendix X for background information, page XX)

- 7. Resolution No. 2021-130, 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

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.

(See Appendix X for background information, page XX)

8. Resolution No. 2021-131, Approval for Sale of Real Property:

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

Synopsis: Authorization 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 Board of Trustees hereby approves that the President and/or Senior Vice Presidents for Business and Finance and Administration and Planning shall 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.

(See Appendix X for background information, page XX)

9. Resolution No: 2021-132, 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.

(See Appendix X for background information, page XX)

10. Resolution No: 2021-133, 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.

(See Appendix X for background information, page XX)

11. Resolution No: 2021-134, 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.

(See Appendix X for background information, page XX)

12. Resolution No: 2021-135, Approval for 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.

(See Appendix X for background information, page XX)

13. Resolution No: 2021-136, 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.

(See Appendix X for background information, page XX)

14. Resolution No: 2021-137, 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



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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.

(See Appendix X for background information, page XX)

15. Resolution No: 2021-138, 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.

(See Appendix X for background information, page XX)

16. Resolution No: 2021-139, 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



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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.

(See Appendix X for background information, page XX)

Action: Upon the motion of Mr. Schottenstein, seconded by Mr. Klingbeil, the committee adopted the foregoing resolutions for the Approval of the FY22 Interim Capital Investment Plan 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 resolutions 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.

EXECUTIVE 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 8:38 a.m. and the meeting adjourned at 9:37 a.m.

DRAFT

APPROVAL OF FISCAL YEAR 2022 CAPITAL INVESTMENT PLAN

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

WHEREAS the University has presented the recommended capital expenditures for the fiscal year ending June 30, 2022; and

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the Capital Investment Plan for the fiscal year ending June 30, 2022, as described in the accompanying documents, be approved; and

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

FY2022-2026 Capital Investment Plan

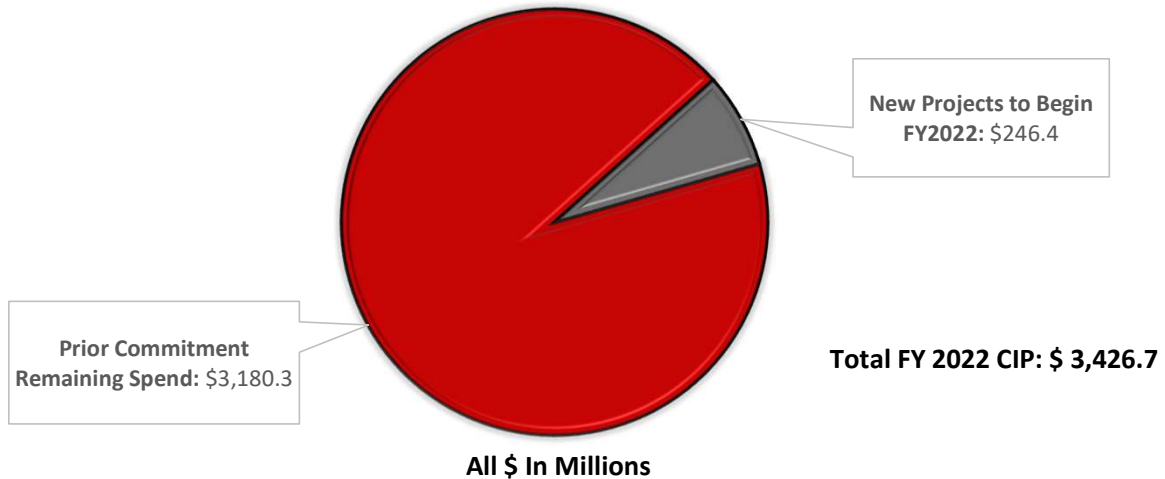


Table 1 - Prior Commitment - Remaining Spend

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	2.6	10.4	7.9	4.0	0.6	0.0	25.4
3	Small Programmatic Cash Ready	8.8	12.3	3.8	0.3	0.0	0.0	25.2
4	WMC - Roll up of Multiple Cash Ready	172.1	0.0	0.0	0.0	0.0	0.0	172.1
5	New Major Projects							
6	FAES - Wooster High Pressure Steam Boiler 3 Replacement	0.9	5.2	2.6	0.0	0.0	0.0	8.6
7	NURS - Newton Hall Renovation and New Nursing Bldg Incr.	2.6	2.6	0.0	0.0	0.0	0.0	5.1
8	Subtotal	187.1	33.4	20.2	5.0	0.6	0.0	246.4

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

Line	Unit Type	Local	University		Fundraising	Grant	Subtotal	% by Unit
			Debt					
1	Academic Support	57.1	0.0		3.0	0.4	60.5	24.6%
2	Affiliated Entities	2.5	0.0		0.0	0.0	2.5	1.0%
3	Athletics	4.6	0.0		3.4	0.0	7.9	3.2%
4	Infrastructure	17.3	1.1		0.0	0.0	18.4	7.5%
5	Regional Campuses	0.2	0.0		0.3	0.0	0.5	0.2%
6	Student Life	16.0	0.0		0.0	0.0	16.0	6.5%
7	Wexner Medical Center	140.6	0.0		0.0	0.0	140.6	57.1%
8	Subtotal	238.2	1.1		6.7	0.4	246.4	100.0%
9	% By Fund Source	96.7%	0.5%		2.7%	0.1%		100.0%

APPROVAL OF FY22 OHIO STATE ENERGY PARTNERS CAPITAL PLAN

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

Synopsis: Approval of the Ohio State Energy Partners LLC (“OSEP”) fiscal year 2022 capital improvements plan and authorization 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 Board of Trustees approved an interim OSEP CIP in May 2021, prior to the University’s finalization of its operating budget or capital investment plan for fiscal year 2022; and

WHEREAS the University has now finalized its operating budget and capital investment plan for fiscal year 2022; and

WHEREAS the OSEP CIP includes requested approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2021; 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 these utility system capital improvement projects will be delivered pursuant to the terms of the Agreement; and

WHEREAS these 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 OSEP CIP and its alignment with University plans and sustainability goals; and

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

WHEREAS the Audit, Finance & Investment Committee has reviewed the OSEP CIP 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 OSEP CIP as outlined in the attached materials; and

BE IT FURTHER RESOLVED, That the Board of Trustees authorizes OSEP to proceed with these fiscal year 2022 capital improvements to the Utility System as outlined in the attached materials.

BACKGROUND

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

CONTEXT: 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 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 categorized as one of three types:

1. Life-Cycle Renovations, Repair, and Replacement Projects ("LFC"): LFC projects are capital improvements to existing utility system plants and distribution networks.
2. Expansion Projects ("EXP"): EXP 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 to improve the energy efficiency of the campus buildings, utility plants, and utility distribution networks.

SUMMARY:

Electrical Distribution Equipment Assessment and Replacement 31-20-LFC

Scope: Replacement of 3,500 feet of electrical cable, four transformers, and 30 gauges. This project was previously approved at \$339,000 for design.

Construction Cost Request: \$ 1.484 M

Project Cost Breakdown	Cost
FY 2020 – Design	\$ 0.065 M
FY 2021 – Design	\$ 0.246 M
FY 2022 – Construction	\$ 0.815 M
FY 2023 – Construction	\$ 0.697 M
Total Project Cost	\$ 1.823 M

McCracken Power Plant Electrical Equipment Upgrade 35-21-LFC

Scope: Replacement of a 1,500-kilowatt generator and associated equipment that serves as backup to critical loads in the McCracken Power Plant. The current equipment is no longer supported for service by the manufacturer. This project was previously approved at \$190,000 for design only. During the design phase, the total project cost estimate was reduced by approximately \$0.5 M.

Construction Cost Request: \$ 2.035 M

Project Cost Breakdown	Cost
FY 2021 – Design	\$ 0.162 M
FY 2022 – Construction	\$ 1.770 M
FY 2022 – Construction	\$ 0.293 M
Total Project Cost	\$ 2.225 M

OSU Substation Equipment Replacements 40-22-LFC

Scope: Replacement of electricity substation equipment beyond expected lifecycles and/or does not provide the connectivity and data capture capability required for the advanced electrical requirements of the Columbus campus.

Design and Construction Cost Request: \$ 0.439 M

Project Cost Breakdown	Cost
FY 2022 – Design and Construction	\$ 0.439 M
Total Project Cost	\$ 0.439 M

Utility Systems Replacements & Upgrades – Bohannon Tunnel 43-22-LFC

Scope: Replacement and upgrade of steam pipes and associated equipment to maintain sufficient service to the 18th Avenue Library; Replacement of piping, removal of abandoned piping, and installation of electrical and communications cable trays.

Design Cost Request: \$ 174,000

Project Cost Breakdown	Cost
FY 2022 – Design	\$ 0.174 M
FY 2023 – Construction Estimate	\$ 0.904 M
Total Project Cost Estimate	\$ 1.078 M

Campus Natural Gas – Building System Upgrades 100-22-LFC

Scope: Continuation of a multi-year audit and building regulator upgrade program for the eight natural gas master meters (“MM”) to ensure safe, reliable, and compliant operation. This specific request is for approval of limited design work to perform audits of buildings served by MMs #3, #4, and #6, which combined serve 42 campus buildings.

Design Cost Request: \$ 775,000

Project Cost Breakdown	Cost
FY 2022 – Design	\$ 0.775 M
FY 2023 – Construction	\$ 0.904 M
FY 2024 – Construction	\$ 0.805 M
Total Project Cost	\$ 2.484 M

McCracken Building and Infrastructure and Inventory Upgrades 109-22-LFC

Scope: Design and construction of safety and security systems within the McCracken Power Plant building, including installation of a parts and supplies inventory control system; upgraded security cameras; building access controls; and fire detection and emergency shut down system on the fuel oil tanks and pumps.

Design and Construction Cost Request: \$ 883,000

Project Cost Breakdown	Cost
FY 2022 – Design and Construction	\$ 0.441 M
FY 2023 – Construction	\$ 0.442 M
Total Project Cost	\$ 0.883 M

Utility Systems Replacements & Upgrades – Cockins Hall Vault and Tunnel 122-22-LFC

Scope: In coordination with the university’s project to upgrade portions of the tunnel and vault at Cockins Hall, OSEP requests approval to design the work associated with the utility system in this vault and section of the tunnel. The scope, to be validated during design, may include pipe insulation, pipe supports, demolition and removal of abandoned lines, piping realignment, and hazardous material abatement.

Design Cost Request: \$ 260,000

Project Cost Breakdown	Cost
FY 2022 – Design	\$ 0.260 M
FY 2023 – Construction estimate	\$ 0.719 M
Total Project Cost Estimate	\$ 0.979 M

Utility Systems Replacements & Upgrades – 19th Avenue Tunnel 123-22-LFC

Scope: In coordination with the university’s project to upgrade portions of the 19th Avenue utility tunnel, OSEP is requesting approval to design associated utility work. The scope, to be validated during design, may include pipe insulation, pipe supports, demolition and removal of abandoned lines, piping realignment, and hazardous material abatement.

Design Cost Request: \$ 135,000

Project Cost Breakdown	Cost
FY 2022 – Design	\$ 0.135 M
FY 2023 – Construction estimate	\$ 0.498 M
Total Project Cost Estimate	\$ 0.633 M

Martha Morehouse Electrical Expansion 117-22-EXP

Scope: Design a new 15-kilovolt electrical feed and duct-bank from the Adventure Recreation Center to the Martha Morehouse complex to support the new 2,500 kVA substation being installed by the Wexner Medical Center.

Design Cost Request: \$ 149,000

Project Cost Breakdown	Cost
FY 2022 – Design	\$ 0.149 M
FY 2023 – Construction estimate	\$ 1.286 M
Total Project Cost Estimate	\$ 1.435 M

Building Energy Systems Optimization – Phase IV 60-22-ECM

Scope: Design and construct strategic energy system improvements for 40 campus academic, administration, medical, athletic, and student residence buildings. Guided by building-specific energy audits performed in 2020, measures will include heat recovery chillers, air-handling optimizations, and upgrades to fan and pump drives. This project will also install a heat recovery chiller in the East Regional Chilled Water Plant, extend the heating hot water network in the surrounding area, and optimize the chilled water network controls. This project will reduce annual energy consumption for the optimized buildings by an average of more than 25%.

Design and Construction Cost Request: \$ 44.385 M

Project Cost Breakdown	Cost
FY 2022 – Design and Construction	\$ 8.877 M
FY 2023 – Construction	\$ 26.631 M
FY 2024 – Construction	\$ 8.877 M
Total Project Cost	\$ 44.385 M

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

**APPROVAL OF A CHANGE IN SCOPE AND COST TO THE FY20 PREVIOUSLY
APPROVED COMBINED HEAT & POWER FACILITY CAPITAL PROJECT**

Combined Heat and Power Plant & Midwest Campus District Heating & Cooling
Network 16-19-EXP

Synopsis: Approval of a change in scope and cost of the previously approved Ohio State Energy Partners LLC (“OSEP”) Combined Heat and Power Plant & Midwest Campus District Heating & Cooling Network capital improvement project (“Project 16-19-EXP”) 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 submit any changes in scope or cost of a previously approved capital improvement for University approval; and

WHEREAS OSEP requested approval of a change in scope and cost for Project 16-19-EXP, previously approved by the University as part of the OSEP capital improvement plan for fiscal year starting July 1, 2019; and

WHEREAS the State of Ohio’s declaration of a state of emergency in response to the COVID-19 pandemic resulted in a mandated delay of the state’s certification process, which in turn forced a delay in the start of construction of Project 16-19-EXP; and

WHEREAS the final building design was modified to align with University design standards; and

WHEREAS the schedule of the Cannon Drive Phase II project necessitates a change in the Project 16-19-EXP scope to ensure the coordination of work that must cross Cannon Drive; and

WHEREAS the schedule and design changes resulted in cost increases for Project 16-19-EXP; and

WHEREAS OSEP has provided detailed descriptions of the proposed change in scope and cost of Project 16-19-EXP, including supporting data, pursuant to Section 4.3(c) of the Agreement; and

WHEREAS the University has reviewed and considered the financial, technical, and operational aspects of the revised Project’s 16-19-EXP alignment with University plans and sustainability goals; and

WHEREAS the Master Planning & Facilities Committee has reviewed revised Project 16-19-EXP for alignment with all applicable campus plans and guidelines; and

WHEREAS the Audit, Finance & Investment Committee has reviewed revised Project 16-19-EXP for alignment with the Capital Investment Plan and other applicable financial plans:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the change in scope and cost of previously approved Project 16-19-EXP as outlined in the attached materials.

BACKGROUND

TOPIC: Approval of a change in scope and cost of the previously approved Ohio State Energy Partners LLC (“OSEP”) Combined Heat and Power Plant & Midwest Campus District Heating & Cooling Network capital improvement project (“Project 16-19-EXP”)

CONTEXT: 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.

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

Approval of these projects is 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.

SUMMARY:

Change in Scope and Cost of Project 16-19-EXP

Cost Changes: The construction of a combined heat and power plant (the “CHP”) requires precertification by the Ohio Power Siting Board (the “OPSB”). The State of Ohio’s declaration of a state of emergency in response to the COVID-19 pandemic caused the OPSB to halt the university’s CHP certification case between March and July 2020. This delay forced a delay in the start of construction of Project 16-19-EXP. Also, the university made certain design changes after Project 16-19-EXP was approved to align the final design with established university design guidelines. The resulting cost increases require approval of an increased cost for Project 16-19-EXP.

Scope Changes: To enable the combined heat and power plant (the “CHP”) to provide steam to campus east of Olentangy River, the CHP will be connected to the water treatment facility next to McCracken Power Plant. The originally approved scope for Project 16-19-EXP included the construction of water piping and connections to the water treatment facility. The water piping will cross under Cannon Drive. To avoid multiple disruptions of Cannon Drive, the applicable portion of the treated water piping scope will be removed from Project 16-19-EXP. This scope will be included in OSEP’s Cannon Drive Phase II project in alignment with the university’s schedule for Cannon Drive - Phase II.

Revised Construction Cost Request: \$ 289.9 M

Revised Project Cost Breakdown	Cost
FY 2019 – Design	\$ 1.13 M
FY 2020 – Design and long lead equipment	\$ 52.45 M
FY 2021 – Construction	\$ 58.62 M
FY 2022 – Construction	\$ 171.51 M
FY 2023 – Construction	\$ 6.19 M
Total Project Cost	\$ 289.90 M

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

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS

Martha Morehouse Tower Upgrades
WMC Facility Optimization Study
Wooster – High Pressure Steam Boiler Replacement

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

Atwell – ADL Simulation Lab
Blackwell Pavilion Renovation
Lacrosse Stadium
University Hospital East – 4th Floor OR Upgrades

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 professional services contracts for the following projects; and

	Prof. Serv. Approval Requested	Total Requested	
Martha Morehouse Tower Upgrades	\$2.5M	\$2.5M	Auxiliary funds
WMC Facility Optimization Study	\$1.0M	\$1.0M	Auxiliary funds
Wooster – High Pressure Steam Boiler Replacement	\$1.0M	\$1.0M	State 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	
Atwell – ADL Simulation Lab	\$0.4M	\$4.2M	\$4.6M	University funds
Blackwell Pavilion Renovation	\$0.6M	\$3.4M	\$4.0M	Fundraising University funds
Lacrosse Stadium	\$0.1M	\$19.1M	\$19.2M	Fundraising
University Hospital East – 4th Floor OR Upgrades	\$0.8M	\$2.1M	\$2.9M	Auxiliary 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

Martha Morehouse Tower Upgrades

OSU-220060 (REQ ID: FAC220001)

Project Location: Martha Morehouse Medical Plaza - Tower

- **approval requested and amount**
professional services \$2.5M

- **project budget**
professional services TBD
construction TBD

total TBD

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

- **project schedule**
BoT approval 8/21
design 11/21 – 11/22
construction TBD
facility opening TBD

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

- **planning framework**
 - this project is included in the FY22 Capital Investment Plan
 - project scope is based on a 2018 HVAC study and a 2021 renovation study; additional building envelope and electrical infrastructure studies have also been completed

- **project scope**
 - the project will provide HVAC systems upgrades for floors 1-6, 9, and 10, and interior waterproofing measures
 - the scope will also include ADA improvements and finish updates in select clinical areas, replacement of the nurse call system throughout, and electrical upgrades in the tower, pavilion and concourse
 - final scope and budget will be validated during design, and a phased construction schedule will be developed to maintain operations during the project

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



-
- **project team**
University project manager: Alexandra Radabaugh
AE: TBD
CM at Risk: TBD

Background
Facility Optimization Study of The Ohio State University Wexner Medical Center

In support of the Wexner Medical Center and University's strategic plans, six major capital projects across inpatient, ambulatory, academic and research programs are under construction today. While this \$3.2B investment will transform the delivery of health care, education and research across the entire Wexner Medical Center enterprise, there is a need to better understand the opportunities and limitations of the remaining facilities.

To plan purposefully and thoughtfully, the Wexner Medical Center seeks approval to engage professional services firms to conduct a Facility Optimization Study of the Wexner Medical Center's real property inventory. This study will leverage and build upon previous strategic, capital and master planning efforts. This is an enterprise-wide evaluation of clinical, research and academic facilities and functions, exclusive of the major capital projects currently under construction.

The final deliverable of the Facility Optimization Study will be a long-range, enterprise-wide facility optimization strategy and implementation plan which informs the utilization, renovation, recapitalization, consolidation or demolition of Wexner Medical Center facilities across the three strategic pillars of research, education, and clinical care. It will bridge the gap between the six major projects and the second phase of the Wexner Medical Center capital investment plan.

The recommendations will be based on guidance gleaned from the strategic plan, market data, facility inventory, facility condition assessments, facility functional assessments and other data sources. The final deliverable will also include program summaries and recommended phasing plans with supporting capital requirements aligned to the long-range financial forecast.

The Wexner Medical Center Board and Board of Trustees will receive updates on the planning process at each meeting.

Project Data Sheet for Board of Trustees Approval

Wooster – High Pressure Steam Boiler Replacement

OSU-220042 (CNI# FAES22WO0017)

Project Location: Power Plant

- **approval requested and amount**

professional services	\$1M
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- **project budget**

professional services	\$1M
construction w/contingency	TBD
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total project budget	TBD
- **project funding**
 - university debt
 - fundraising
 - university funds
 - auxiliary funds
 - state funds
- **project schedule**

BoT professional services	08/21
design	09/21 – 01/22
BoT Construction	11/21
construction	04/23 – 08/23
facility opening	09/23
- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk
- **planning framework**
 - this project is included in the FY 2022 Capital Investment Plan
- **project scope**
 - replace the 40,000 #/hr steam boiler which serves the entire campus
 - scope includes upgraded safety measures, new alarms and direct digital controls for all three boilers
 - total project cost will be validated during design
- **approval requested**
 - approval is requested to enter into professional services contracts



-
- **project team**
 - University project manager: Bill Holtz
 - AE/design architect: TBD
 - CM at Risk or Design Builder: TBD

Project Data Sheet for Board of Trustees Approval

Atwell – ADL Simulation Lab

OSU-200050 (CNI #: 19000136, 20000163 / REQ ID COM22001)

Project Location: Atwell Hall

- approval requested and amount**
 increase professional services \$0.4M
 increase construction w/contingency \$4.2M

- project budget**
 professional services \$0.4M
 construction w/contingency \$4.2M

 total project budget \$4.6M

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

- project schedule**
 BoT professional services approval 08/21
 design 04/20 – 03/21
 BoT construction approval 08/21
 construction-phase 1 05/21 – 12/21
 construction-phase 2 10/21 – 05/22
 facility opening-phase 1 01/22
 facility opening-phase 2 06/22

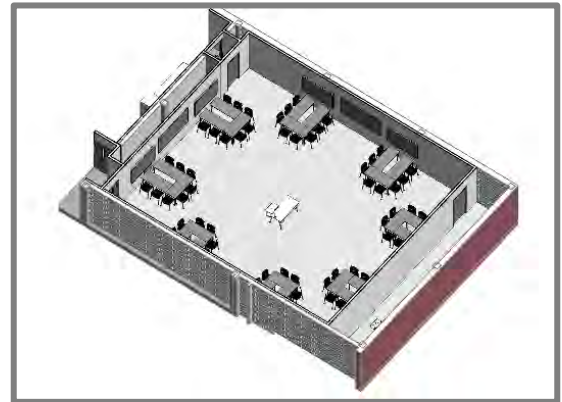
- project delivery method**
 general contracting
 design/build
 construction manager at risk

- planning framework**
 ○ this project is included in the FY21 and FY22 Capital Investment Plans

- project scope**
 ○ phase 1 will renovate space in Atwell to create program space for the School of Health and Rehabilitation Services; construction includes the creation of an additional level in existing double height space for a flexible research laboratory and a 48-person, active learning classroom, and support space
 ○ phase 2 will renovate additional space in Atwell to create a 16-bed athletic training classroom with storage and faculty offices, an Active Daily Living (ADL) mock apartment, a 3-bed simulation exam space with observation room, and support space
 ○ the project has increased from \$2.9M to \$4.6M to include the second phase

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

- project team**
 University project manager: Josh Kranyik
 AE/design architect: Design Group
 CM at Risk or Design Builder: Robertson Construction



Phase 1: Active Learning Classroom



Phase 2: ADL Simulation Exam Suite

Project Data Sheet for Board of Trustees Approval

Blackwell Pavilion Renovation

OSU-210132 (REQ ID# BUS20000161)

Project Location: Blackwell Inn

- **approval requested and amount**

increase professional services	\$0.6M
increase construction w/contingency	\$3.4M

- **project budget**

professional services	\$0.6M
construction w/contingency	\$3.4M
<hr/>	<hr/>
total project budget	\$4.0M

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

- **project schedule**

BoT professional services approval	08/21
design	6/21 – 11/21
BoT construction approval	08/21
construction	12/21 – 08/22
facility opening	08/22

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

- **planning framework**
 - a study and estimate for an open-air pavilion was completed in 2020
 - this project is included in the FY 2021 and FY 2022 Capital Investment Plans

- **project scope**
 - construct an all-season pavilion on the existing plaza at the Blackwell Inn, providing a vibrant area for use by hotel guests, for special events, and for other university activities
 - scope will include hardscape and landscape improvements on the existing plaza

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



-
- **project team**

University project manager:	Ross Quellhorst
AE/design architect:	WSA Studio
CM at Risk:	Smoot Construction

Project Data Sheet for Board of Trustees Approval

Lacrosse Stadium

OSU-190889 (CNI# 19000133, REQ ID# ABA220049)

Project Location: Athletics District, Irving Schottenstein Drive

- **approval requested and amount**

increase professional services	\$0.1M
construction w/contingency	\$19.1M

- **project budget**

professional services	\$2.4M
construction w/contingency	\$19.1M
total project budget	\$21.5M

- **project funding**

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

- **project schedule**

BoT professional services approval	08/19
design	09/19 – 10/21
BoT construction approval	08/21
construction	11/21 – 12/22
facility opening	01/23

- **project delivery method**

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

- **planning framework**

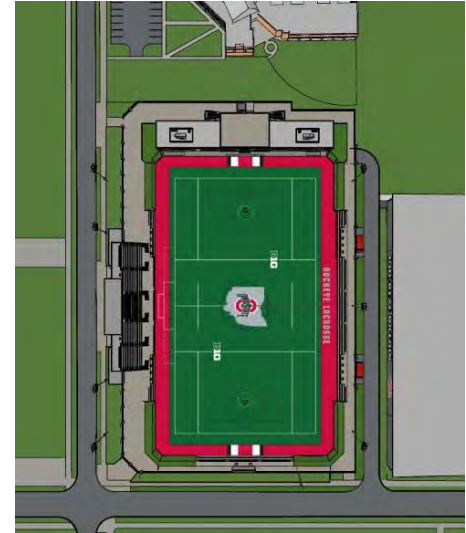
- the project aligns with Framework 2.0 and Athletics District Framework Plan
- this project is included in the FY20 and FY22 Capital Investment Plans

- **project scope**

- the project will construct a new outdoor Lacrosse Stadium in the Athletics District, east of the Covelli Center for the Men's and Women's Varsity Lacrosse Program
- the project will include the outdoor field, 850 stadium seats, press box, locker rooms, concessions, and restrooms

- **approval requested**

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



- **project team**

University project manager:	Mark Stelzer
AE/design architect:	Hellmuth Obata Kassabaum, Inc.
CM at Risk:	Ruscilli Construction Company

Project Data Sheet for Board of Trustees Approval

UHE – 4th Floor OR Upgrades

OSU-210545 (REQ ID: EAST210011)

Project Location: OSU East North Tower

- **approval requested and amount**

professional services	\$0.8M
construction w/ contingency	\$2.1M

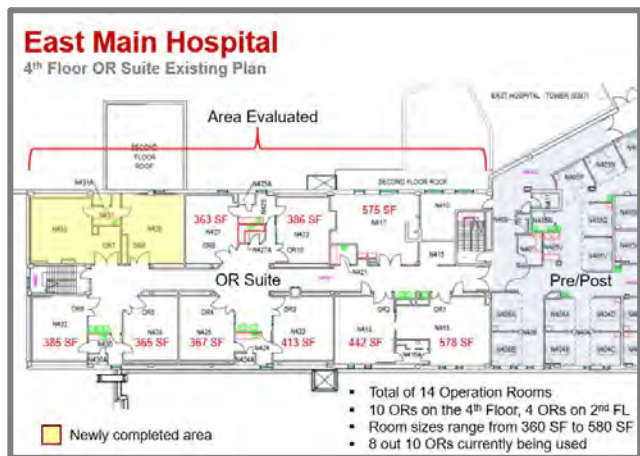
- **project budget**

professional services	TBD
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	08/21
BoT construction appr – phase 1	08/21
design	09/21 – 04/22
construction – phase 1	05/22 – 11/22
construction – phase 2	TBD
facility opening	TBD



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

- **planning framework**
 - phase 1 of this project is included in the FY18 and FY19 Capital Investment Plans

- **project scope**
 - phase 1 will renovate up to four existing ORs including new finishes, HVAC, med gas and electrical upgrades, new lights/booms, new AV integration equipment, and new flooring
 - phase 2 scope will renovate additional existing ORs
 - approval requested is for programming for both phases of the project and complete design and construction services for phase 1
 - final budget and scope will be validated during programming and design

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

-
- **project team**

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

APPROVAL FOR ROADWAY EASEMENT ON REAL PROPERTY

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

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

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

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

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

NOW THEREFORE

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

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

Background

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

Location and Description

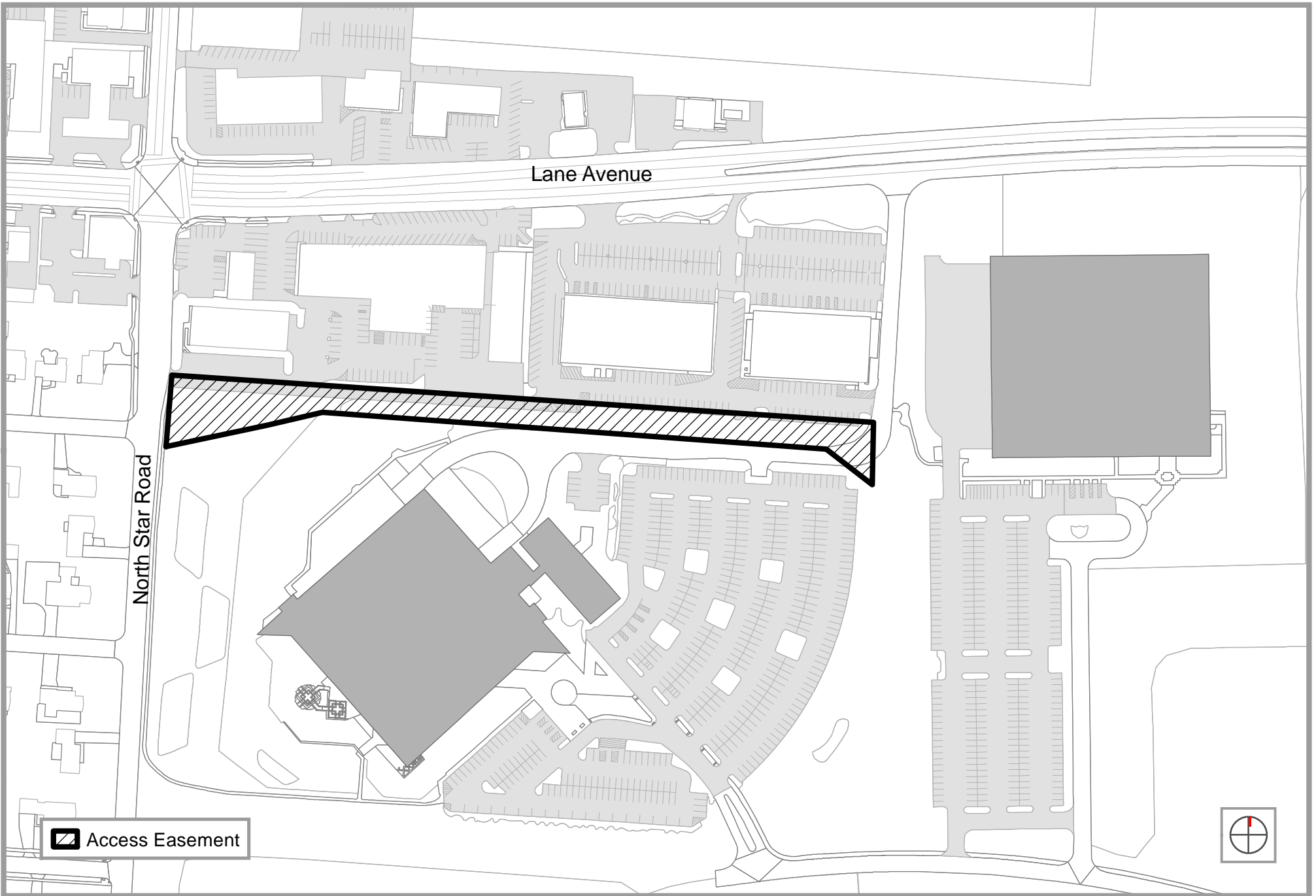
The affected property is located on Ohio State's west campus along Arthur E. Adams Drive between Lane Avenue and North Star Road.

Property History

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

Granting of Easement

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



 Access Easement

ARLINGTON GATEWAY ACCESS EASEMENT
LANE AVENUE AND CARMACK ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO 43221

APPROVAL FOR ACQUISITION OF REAL PROPERTY

AT TAYLOR AVENUE AND ATCHESON STREET
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to acquire property located adjacent to Outpatient Care East, near Atcheson Street and Taylor Avenue in the City of Columbus, Franklin County, Ohio, for general expansion and redevelopment purposes, is proposed.

WHEREAS The Ohio State University seeks to acquire approximately 1.5 acres of unimproved real property located at Outpatient Care East, near Taylor Avenue in the City of Columbus, Ohio; and

WHEREAS the property is intended to support future general expansion and redevelopment:

NOW THEREFORE

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

**APPROVAL FOR ACQUISITION OF REAL PROPERTY
TAYLOR AND ATCHESON STREETS
NEAR OUTPATIENT CARE EAST – WEXNER MEDICAL CENTER
COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University seeks to acquire from the Blueprint Community for Development LLC (Blueprint), a wholly owned subsidiary of Partners Achieving Community Transformation, an affiliated entity of the university, approximately 1.5 acres of land located on the Near East Side of Columbus and adjacent to Outpatient Care East for future building development and parking expansion. The subject site is adjacent to land recently acquired by the university for expansion of parking for the Outpatient Care East facility. The site has been an area of interest for development but plans for the structure were unknown when Blueprint initially acquired the site in 2020. Since that time, Blueprint has retained the improved parcel for potential repurposing and reprogramming of the building. Additional parking for this facility will be constructed on an additional site on Leonard Avenue.

Location and Description

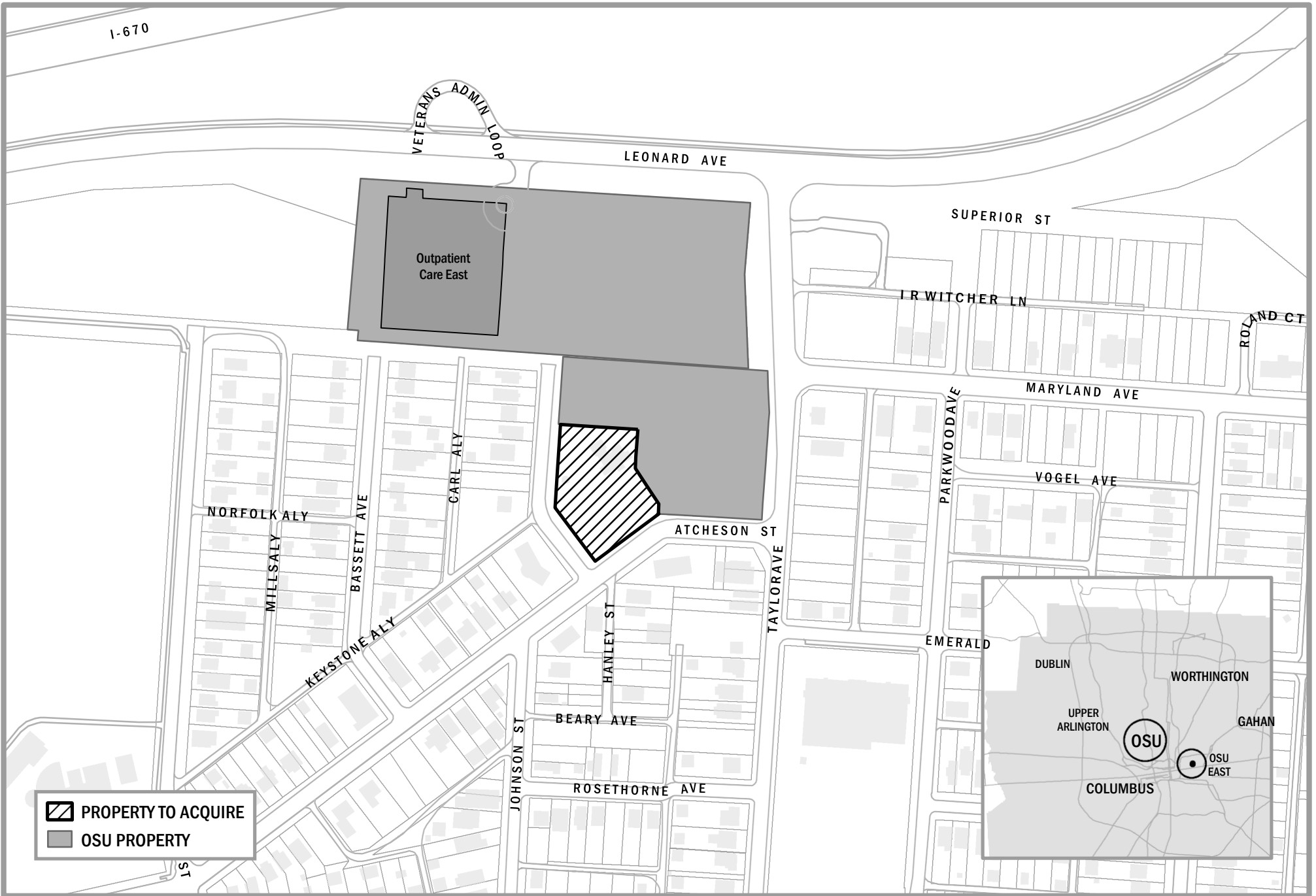
The affected property is located west of Taylor Avenue at Johnson and Atcheson Streets and identified as Franklin County parcel number 010-039613. The parcel was originally part of a larger site which was split for a previous sale to the university. With this purchase, the university will have a larger total area for eventual expansion, redevelopment and parking. The site currently contains a structure that was constructed circa 1920, and is currently zoned R3 (Residential). Ohio State rezoned the adjacent property at the time of acquisition based on a development plan for parking expansion.

Property History

The property is titled to Blueprint Community for Development LLC and will be acquired in the name of the State of Ohio.

Acquisition of Property

Planning, Architecture and Real Estate, together with the Wexner Medical Center, recommend that the +/- 1.5 acres be acquired under terms and conditions that are deemed to be in the best interest of the university. The purchase price is \$1.00. The source of funding for the acquisition is the Wexner Medical Center.



APPROVAL FOR GIFT ACCEPTANCE OF REAL PROPERTY

AT 1539 CLIFTON AVENUE
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to accept a gift of real property located near Ohio State East Hospital, at 1539 Clifton Avenue, City of Columbus, Franklin County, Ohio, for strategic holding and potential future development, is proposed.

WHEREAS The Ohio State University seeks to accept approximately 0.13 acres of unimproved real property located near Ohio State East Hospital, on Clifton Avenue; and

WHEREAS the property is intended to support future general expansion and redevelopment:

NOW THEREFORE

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

**APPROVAL FOR GIFT ACCEPTANCE OF REAL PROPERTY
1539 CLIFTON AVENUE
NEAR HOSPITAL EAST – WEXNER MEDICAL CENTER
COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University seeks to accept a gift of real property from Isabelle Ridgway Realty LLC (Ridgway) approximately 0.13 acres of land located on the Near East Side of Columbus and near Ohio State East Hospital for strategic holding and potential future development. Ridgway approached the University about donating this parcel and its proximity to Ohio State East Hospital would be the basis for acceptance.

Location and Description

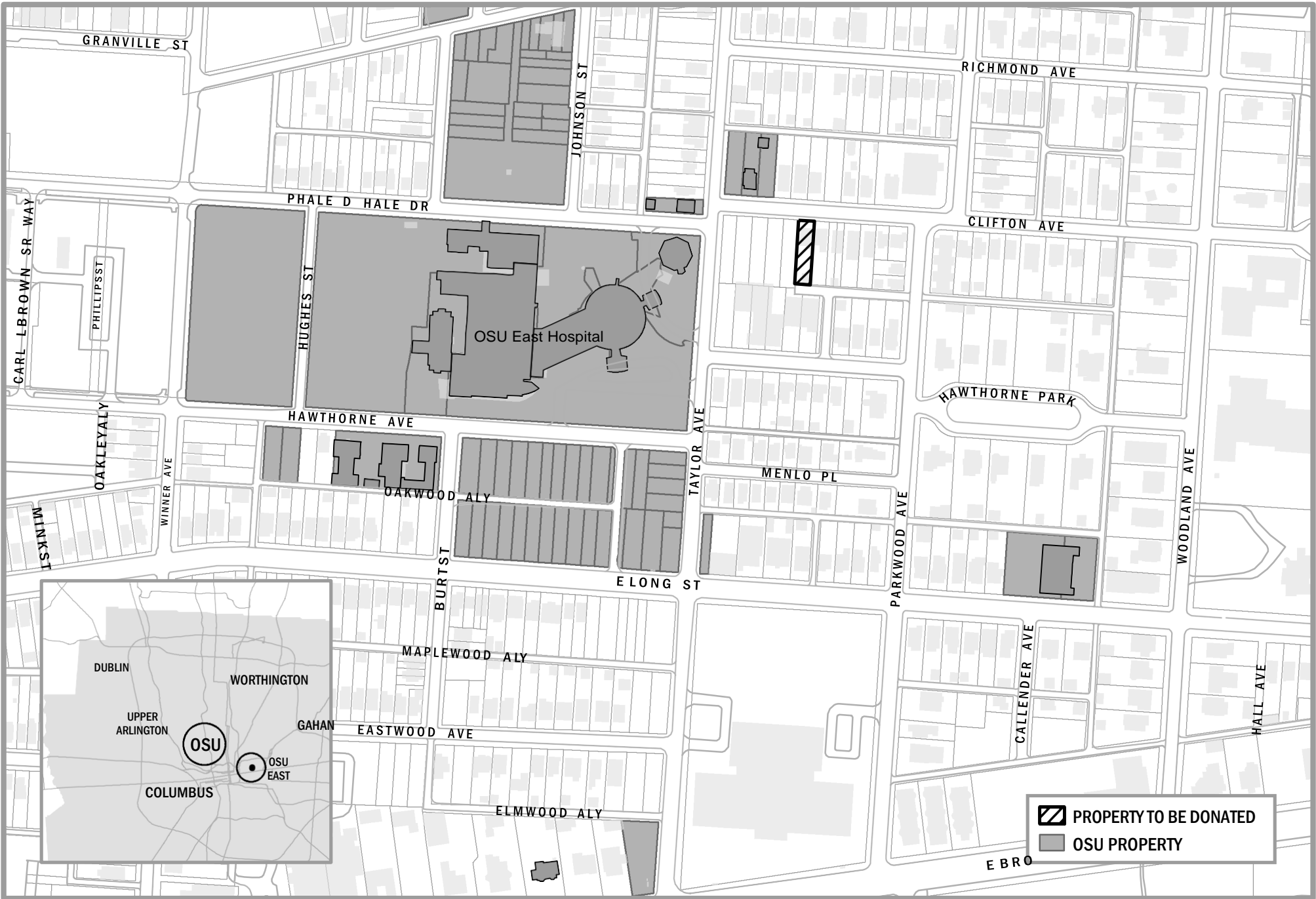
The affected property is located off Taylor Avenue at 1539 Clifton Avenue and identified as Franklin County parcel number 010020507. The parcel is zoned R3 and was last sold in July 2015 as part of a larger transaction.

Property History

The property is titled to Isabelle Ridgway Realty LLC and will be acquired in the name of the State of Ohio. The donor is willing to pay up to \$5,000 in due diligence on the site.

Acquisition of Property

Planning, Architecture and Real Estate, together with the Wexner Medical Center, recommend that the +/- 0.13 acres be acquired under terms and conditions that are deemed to be in the best interest of the university. The property would be managed by the Wexner Medical Center.



PROPERTY ACQUISITION
PID 010-020507
COLUMBUS, FRANKLIN COUNTY, OHIO 43203

APPROVAL FOR LEASE OF REAL PROPERTY

AT DON SCOTT AIRPORT
FRANKLIN COUNTY, OHIO

Synopsis: Authorization to ground lease property located at Don Scott Airport, near West Case Road, City of Columbus, Franklin County, Ohio, for the development of an airplane hangar, is proposed.

WHEREAS The Ohio State University seeks to ground lease approximately 2 acres of unimproved real property located at Don Scott Airport, near West Case Road in the City of Columbus, Ohio; and

WHEREAS pursuant to Ohio Revised Code 123.17, the Ohio Department of Administrative Services may lease land belonging to or under the control or jurisdiction of a state university; and

WHEREAS general aviation hangar use on the subject land is consistent with Ohio State University planning processes; and

WHEREAS the ground lessee will construct an airplane hangar, subject to University review:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the President and/or Senior Vice Presidents for Business & Finance and/or Administration & Planning be authorized to take any action required to review development plans and negotiate a ground lease containing terms and conditions deemed to be in the best interest of the University.

**APPROVAL FOR LEASE OF REAL PROPERTY
AT DON SCOTT AIRPORT, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The College of Engineering requests to ground lease approximately 1.78 acres of unimproved real property to Spartan Air at The Ohio State University Don Scott Airport (OSU Airport). Spartan Air will construct an airplane hangar to house its aircraft. The ground lease will be through Ohio Department of Administrative Services, subject to the provisions of Ohio Revised Code Section 123.17.

Location and Description

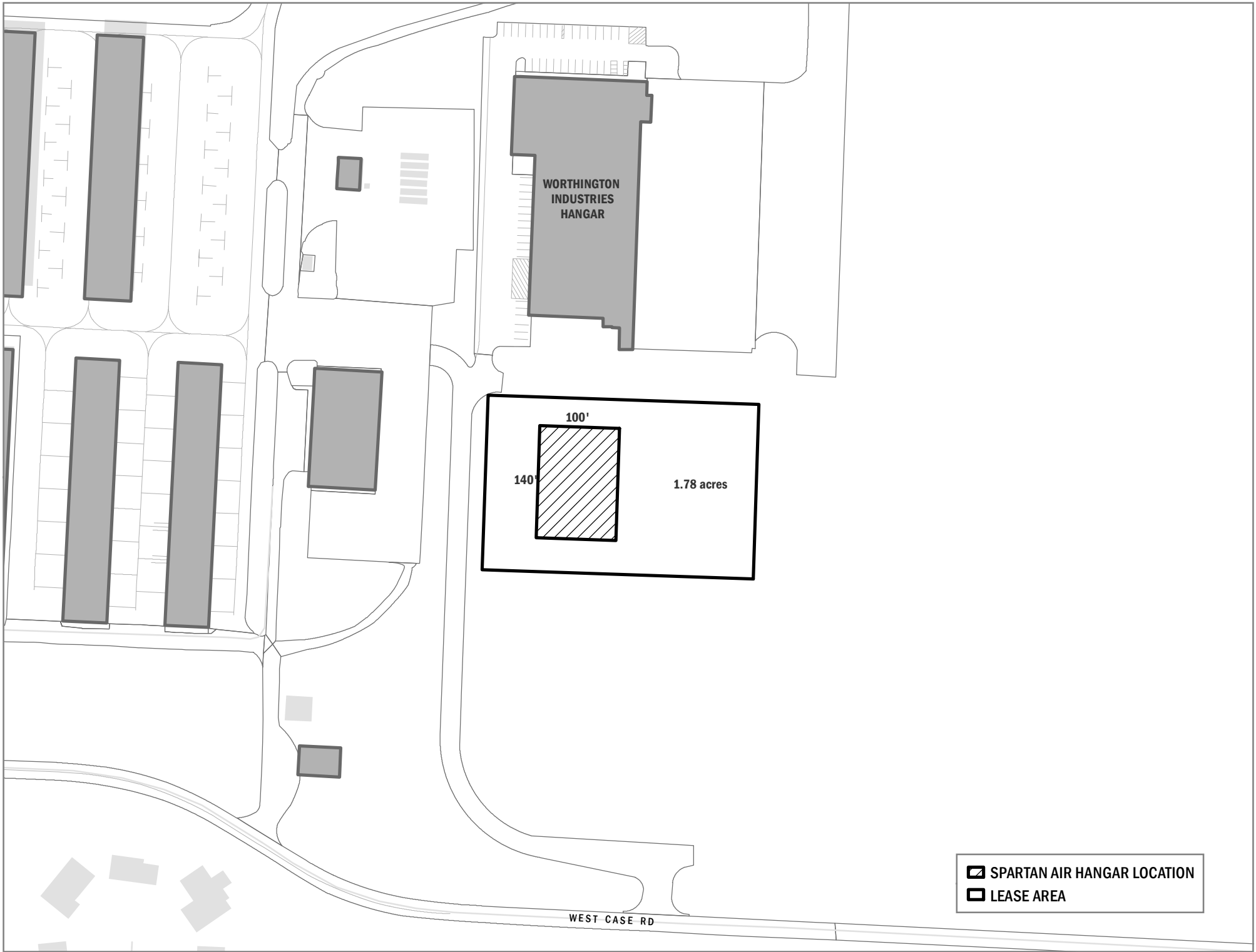
The proposed site is located at the OSU Airport at 2160 West Case Road, Columbus, Franklin County, Ohio. The property is titled to the State of Ohio for the use and benefit of The Ohio State University. The site is located in a portion of Don Scott Airport that has been identified as suitable for general aviation hangar development. The use is consistent with OSU and FAA planning processes. The site is determined to meet preliminary requirements of ORC 123.17.

Property History

In May 1942, the university purchased property in northwest Columbus for the development of the airport in support of its aviation academic program. The OSU Airport is the nation's premier university owned and operated airport, supporting interdisciplinary teaching and research and is essential to the university's core mission. It is the primary teaching and research laboratory serving the Center for Aviation Studies in the College of Engineering, as well as other units throughout The Ohio State University. The OSU Airport has evolved in the 75+ years since its inception from a pure training facility to Ohio's premier aviation center, providing students access to a full-service airport in operation for learning purposes. The airport is the primary facility serving The Ohio State University and the surrounding central Ohio general aviation community. It provides students with a dynamic, high quality teaching and research laboratory to prepare them for careers in aviation.

Recommendation

Pursuant to Ohio Revised Code Section 123.17, the Ohio Department of Administrative Services may lease land belonging to or under the control or jurisdiction of a state university. Ohio Revised Code 123.17 requires Board of Trustees approval. Planning and Real Estate, together with the College of Engineering, recommends that the Board of Trustees authorize the leasing of approximately 1.78 acres of unimproved real property to Spartan Air for development of an airplane hangar under terms and conditions that are in the best interest of the university.



APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND THE MID-OHIO FOOD BANK**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with The Mid-Ohio Food Bank, 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 \$1,000,000 in the 2020-2021 State Capital Bill that is specifically designated for use by The Mid-Ohio Food Bank; and

WHEREAS The Mid-Ohio Food Bank will utilize the funds for the construction, site work and utility installation of a new facility in Columbus, Ohio; and

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

WHEREAS The Mid-Ohio Food Bank has committed to embedding a Food and Consumer Sciences educator from the Ohio State Extension, College of Food, Agricultural & Environmental Sciences and the College of Education & Human Ecology in their new facilities, and has agreed to make the space in the Mid-Ohio Food Bank'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 Mid-Ohio Food Bank's facility for the term of the agreement; and

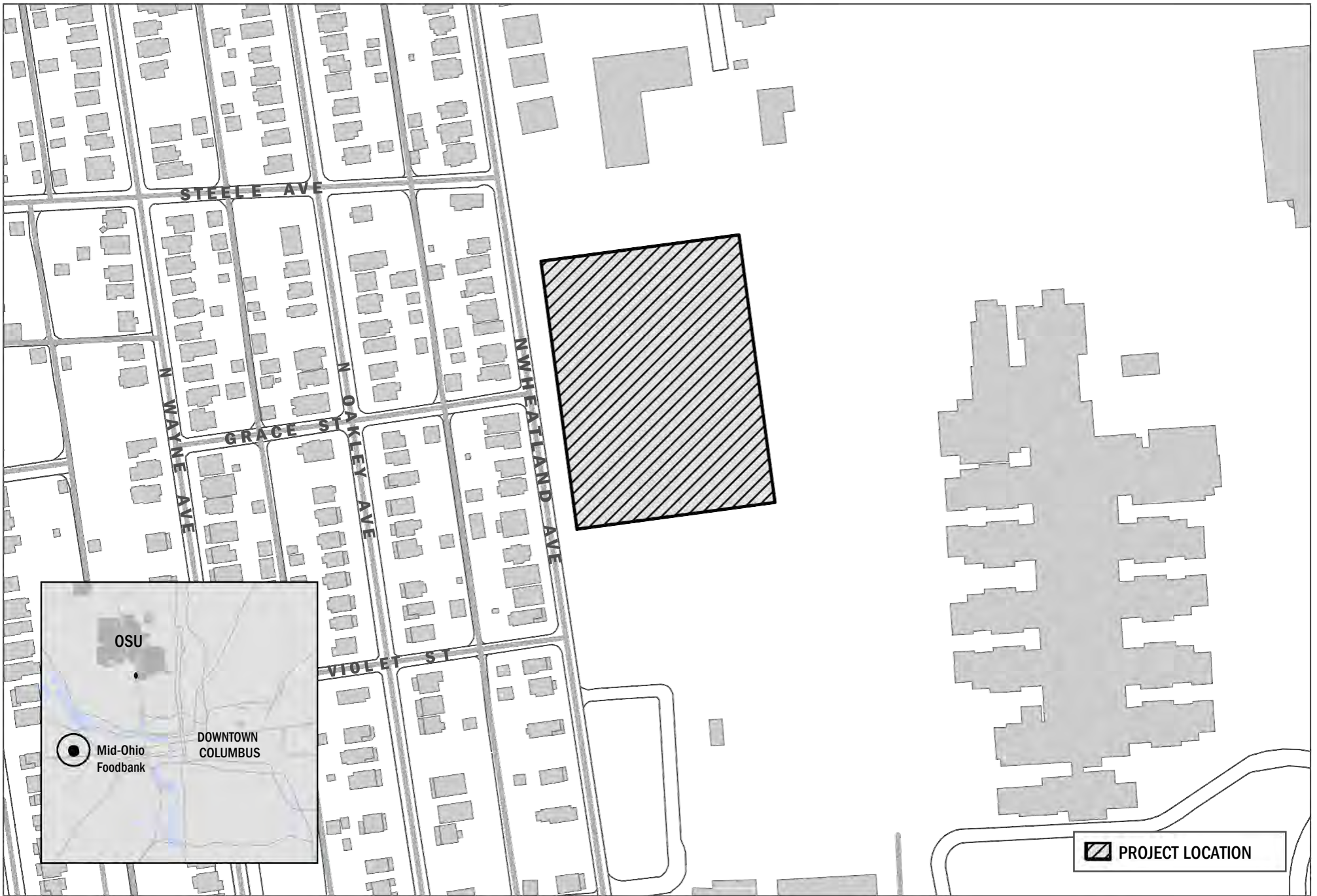
WHEREAS except for the funds used to cover the University's reasonable administrative costs related to the project, the funds provided under this JUA shall be used by the Mid-Ohio Food Bank only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the University's use of the Mid-Ohio Food Bank'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 Mid-Ohio Food Bank, the Ohio Department of Higher Education requires that a JUA between the University and The Mid-Ohio Food Bank be signed to document the value of the appropriation to the University and to ensure the benefits to the University will continue for a minimum period of 20 years:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice Presidents for Business & Finance and/or Administration & 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 MID-OHIO FOODBANK
 116 N WHEATLAND AVENUE
 COLUMBUS, OHIO 43223**