

**THURSDAY, MAY 19, 2022**  
**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: WOSU Livestream or  
Sanders Grand Lounge, Longaberger Alumni House

Time: 8:00-9:30am

**Public Session**

*ITEMS FOR DISCUSSION*


















- |  |             |
|--|-------------|
| 1. <i>Physical Environment Scorecard – Mr. Jay Kasey</i> | 8:00-8:05am |
| 2. <i>Major Project Updates – Mr. Mark Conselyea</i>     | 8:05-8:10am |

*ITEMS FOR ACTION*

- |   |             |
|---|-------------|
| 3. Approval of February 2022 Committee Meeting Minutes – Mr. Alex Fischer                                   |             |
| 4. Approval of FY23 Interim Capital Investment Plan – Mr. Jay Kasey,<br>Mr. Michael Papadakis               | 8:10-8:15am |
| 5. Approval of FY23 Interim Ohio State Energy Partners Capital Plan – Mr. Scott Potter                      | 8:15-8:20am |
| 6. Approval to Enter Into/Increase Professional Services and Construction Contracts –<br>Mr. Mark Conselyea | 8:20-8:30am |

**Executive Session**




8:30-9:30am

PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY21 YTD)	FY22 Year-To-Date				FY22 Annual Target (Budget)	Comments
		Actual	Target (Budget)	Target %Var	Actual vs Target		
<b>A. FINANCIAL</b>							
1. A&P Tot. Operating Expenses (General & Earnings Funds)	-	\$104,183,182	\$124,949,126	-16.6%		\$166,080,737	Note: This metric includes WOSU.
<b>B. OPERATIONAL</b>							
1. % Projects Completed On Time >\$200K	60.6%	70.0%	90.0%	-22.2%		90.0%	21 of 30 Projects completed On-Time
2. % Projects Completed On Budget >\$200K	100.0%	90.0%	90.0%	0.0%		90.0%	27 of 30 Projects completed On-Budget
3. Capital Investment Program Spend*	\$412.2	\$812.3	\$787.0	3.2%		\$1,062.3	In Millions
4. Facility Condition Index**	N/A	0.10	0.08	2.0%		0.08	New metric - Completed building assessments as of March 2022, 114 buildings assessed, 10.4 million GSF. Not representative sample, target ranges still under review
5. CABS Riders	1,023,552	2,006,594	2,798,000	-28.3%		3,488,000	Ridership exceeds prior year's value due to relaxing of COVID-19 restrictions.
6. All Parking Garage Peak Time Occupancy % ***	40.6%	58.2%	80.0%	-27.2%		80.0%	YTD (Mar) Occup%: Transient= 64.3%, Permit= 62.9%, Mixed= 52.2% CampusParc uses loop counters to track counts. In high demand we see counts over 100%.
7. WMC Parking Garage Peak Time Occupancy % ***	60.4%	75.3%	80.0%	-5.8%		80.0%	YTD (Mar) Occup%: Transient= 87.0%, Permit= 91.3%, Mixed= 63.7% CampusParc uses loop counters to track counts. In high demand we see counts over 100%.
8. Sum of Daily Temporary Parking Space Closures	35,724	30,338	13,750	120.6%		20,000	Key contributors: DHC (Engie) Projects (OSU - 180390); Recreation Fields Improvement (OSU - 200155); Martha Morehouse Renovation (OSU - 200053), & West Campus - BP 2 Infrastructure, Mount Hall(OSU-200101-201).
9. WOSU Broadcast Audience (Viewers, Listeners)	650,711	662,411	650,711	1.8%		648,558	89.7 NPR News up 21.4% and Classical 101 up 5.6% from same time period last fiscal year
10. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	8,990,539	4,381,177	8,990,539	-51.3%		10,693,700	
<b>C. SAFETY</b>							
1. EHS Recordable Accident Rate (CYTD):	0.98	0.65	1.60	-59.4%		1.60	2022 Calendar YTD
2. Major On-Campus Crimes	69	174	96	81.3%		120	Major On-Campus Crimes above target & prior yr. Majority of current yr crimes in 1 category: theft of motor vehicle parts (50, specifically catalytic converters) This is a current trend across city/state.
3. Avg Response Time to In-Progress Calls for Svc	N/A	6:57	5:00	39.0%		5:00	Average Response Time to In-Progress Calls for Service is above target. (Prior year is under audit.) Construction around Blankenship and new personnel have been impacting this.
4. Traffic Accidents Injury	11	21	26	-19.2%		31	Traffic Accidents Injury are below target YTD but above prior year (COVID year).
5. Traffic Accidents Non-Injury	45	80	177	-54.8%		215	Traffic Accidents Non-Injury are significantly below target but above prior year (COVID year).
6. Off-Campus Crime Statistics	848	1,212	1,597	-24.1%		2,037	Off-Campus Crime is below target YTD but above prior year (COVID year).

\* 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 B4. Facility Condition Index, Green: <= 0.08; Yellow: >= 0.09, <= 0.15; Red: > 0.15. Target %Variance = Actual - Target.

\*\*\* 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**

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# MAJOR PROJECT UPDATES

Projects Over \$20M

May 2022



PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Jane E. Heminger Hall and Newton Renovation	5/22	✓	✓	\$30.7 M		
WMC Outpatient Care Dublin	6/22	✓	✓	\$161.2 M		
Dodd - Parking Garage	8/22	✓	✓	\$33.3 M		
Celeste Lab Renovation	8/22	✓	✓	\$31.1 M		
Controlled Environment Agriculture Research Complex	8/22	✓	✓	\$35.8 M		
Arts District	12/22	✓	✓	\$165.3 M		
Lacrosse Stadium	12/22	✓		\$22.5 M		
WMC Outpatient Care West Campus	1/23	✓	✓	\$349.5 M		
Interdisciplinary Research Facility	3/23	✓	✓	\$227.8 M		
Energy Advancement and Innovation Center	9/23	✓	✓	\$48.4 M		
Combined Heat & Power Plant/District Heating & Cooling Loop	10/23	✓	✓	\$289.9 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	✓	✓	\$41.8 M		
Wexner Medical Center Inpatient Hospital	6/25	✓	✓	\$1,797.1 M		
<b>TOTAL – 15 PROJECTS</b>				<b>\$3,447.2 M</b>		

On Track
  Watching Closely
  Not on Track



### JANE E. HEMINGER HALL AND NEWTON RENOVATION

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:** Heminger Hall atrium glass is complete. Window installation is scheduled for completion by April. Terrazzo install will be complete by May. Final occupancy is scheduled for June with move in scheduled for August. Phase 2 design development drawings are complete and the team is reviewing estimates.

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 - Heminger	12/20-5/22
Construction – Newton	7/22-7/23
Fac Opening - Heminger	8/22
Fac Opening – Newton	8/23

 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:** Site construction, including paving, sidewalks, plantings, and irrigation is ongoing. Interior finishes are wrapping up in the medical office building as FF&E installation continues. Finishes have begun on floors 2-3 in the ambulatory surgery center as sheetrock installation continues on the 1<sup>st</sup> floor. Commissioning and testing and balancing activities are on going.

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



## 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:** All concrete deck pours have been completed and the tower crane has been removed. Construction of the brick façade and other exterior work is ongoing.

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	1/21-8/22
Facility Opening	7/22

- 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:** The fourth floor north, west and south labs are complete and the third and fourth floor east labs will be completed by August, including final commissioning.

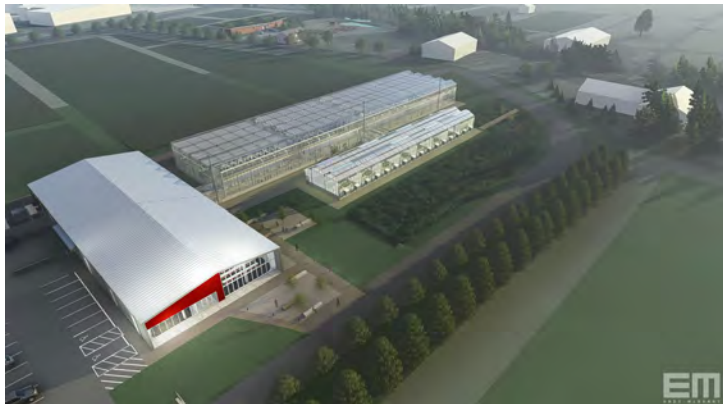
CURRENT BUDGET	
Construction w/ Cont	\$27.0 M
Total Project	\$31.1 M

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 AGRICULTURE 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:** All overhead MEP work is complete in Production and Research greenhouse. Final connections and ground level work will continue for the next four weeks. Headhouse MEP is complete with finishes being installed and equipment delivered.

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:** SoM Building is completed and move in started on 5/16/22. DoTFMA exterior envelope work, interior framing and mechanical, electrical and plumbing work are all ongoing.

CURRENT BUDGET	
Construction w/ Cont	\$146.6 M
Total Project	\$165.3 M

CONSULTANTS	
Architect of Record	DLR Group
CM at Risk	Holder Construction

PROJECT SCHEDULE	
BoT Approval	8/15
Construction – SoM	6/19-1/22
Construction – DoTFM	6/19-12/22
Facility Opening – SoM	3/22
Facility Opening – DoTFM	2/23

-  On Budget - SoM
-  On Time - SoM
-  On Budget - DoTFM
-  On Time - DoTFM



## LACROSSE STADIUM

Construct a new outdoor lacrosse stadium in the Athletics District, east of the Covelli Center, for the Men’s and Women’s varsity programs. The venue will include an outdoor field, total seating for over 1,500, locker rooms and concessions.

**PROJECT FUNDING:** Fundraising, auxiliary funds, partner funds

**PROJECT UPDATE:** Construction is underway. Site work, storm detention, roadway, foundations and building pad installations are in progress. Budget challenges are requiring a project increase, primarily due to escalation in material and labor costs.

CURRENT BUDGET	
Construction w/ Cont	\$19.9 M
Total Project	\$22.5 M

CONSULTANTS	
Architect of Record	HOK
CM at Risk	Ruscilli

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	1/22 – 12/22
Facility Opening	1/23

 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:** Large proton equipment has been loaded into the building. Major medical support steel has been installed. Air handling unit 2 is operating to support the proton areas. All punched windows have been installed and curtain walls have begun. Brick is underway on the northwest corner. Roofing installation continues.

CURRENT BUDGET	
Construction w/ Cont	\$229.6 M
Total Project	\$349.5 M

CONSULTANTS	
Architect of Record	Perkins & Will
CM at Risk	BoldtLinbeck

PROJECT SCHEDULE	
BoT Approval	11/18
Construction	7/20-1/23
Facility Opening – Outpatient	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:** Masonry brick installation has begun on the south elevation. Second floor drywall work is complete. Acoustic ceiling grid is complete on the first floor.

CURRENT BUDGET	
Construction w/ Cont	\$182.2 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 diverse collaborations to propel the next generation of convergent energy research and technology incubation. The facility will prioritize passive and active strategies to reduce energy usage and will include the installation of a direct current (DC) microgrid with photovoltaics/solar panels on the roof

**PROJECT FUNDING:** Partner funds; university funds

**PROJECT UPDATE:** Ground floor foundation walls are ongoing. Steel erection is scheduled to start in late May 2022.

CURRENT BUDGET	
Construction w/ Cont	\$39.0 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	10/21-9/23
Facility Opening	10/23

 On Budget  
 On Time





## 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:** Major equipment installation is complete. Foundation and steel work are ongoing. Distribution installation on the midwest campus and bridge construction are on target. Budget and schedule concerns are related to the CHP.

CURRENT BUDGET	
Total Project	\$289.9 M

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	11/20-10/23
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



### 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.

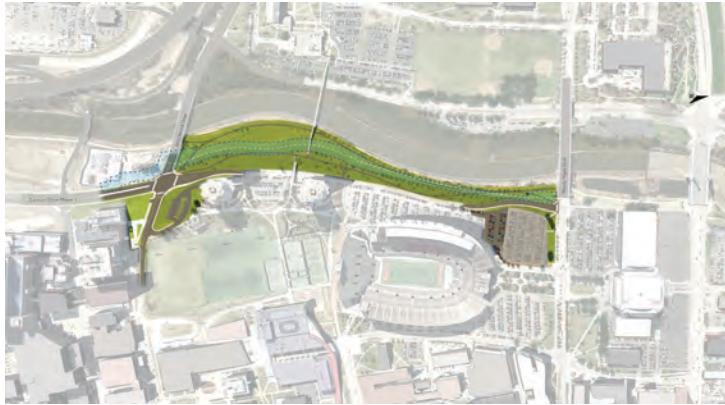
**PROJECT FUNDING:** Auxiliary funds; university funds; state funds; fundraising  
**PROJECT UPDATE:** Classroom wing steel is complete, floor slabs are all poured, and interior and exterior framing and MEP rough in have begun. Hamilton Hall abatement is complete and demolition is over 50% complete.

CURRENT BUDGET	
Construction w/ Cont	\$135.4 M
Total Project	\$155.9 M

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

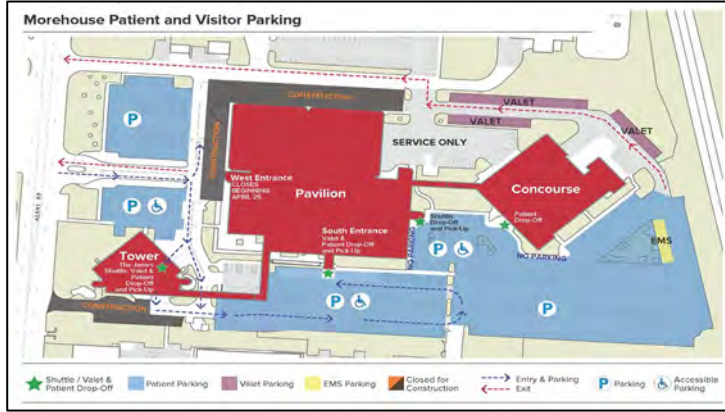
**PROJECT UPDATE:** Project design is underway.

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	8/22 – 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 4 work started with the closure of the main entrance and complex. Patient flow will be rerouted to the new south entrance. Signage has been installed to redirect patients and visitors. The main entrance will reopen during spring 2023.



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:** Steel and concrete slabs are ongoing. Precast façade has started on the north side and will continue on the south side. Curtain wall will begin next month. North and south elevator shafts are complete. Interior framing and MEP rough in is ongoing.

CURRENT BUDGET	
Construction w/ Cont	\$1,643.7 M
Total Project	\$1,797.1 M

CONSULTANTS	
Architect of Record	HDR
CM at Risk	Walsh-Turner (JV)

PROJECT SCHEDULE	
BoT Approval	2/18
Construction	10/20-6/25
Facility Opening	Q1 2026

- On Budget
- On Time

**SUMMARY OF ACTIONS TAKEN**

*February 8, 2022 – Master Planning & Facilities Committee Meeting*

**Members Present:**

Alexander R. Fischer  
Alan A. Stockmeister

Reginald A. Wilkinson  
Tanner R. Hunt

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

**Members Present via Zoom:**

James D. Klingbeil

Brent R. Porteus

Elizabeth A. Harsh

**Members Absent:**

N/A

**PUBLIC SESSION**

The Master Planning & Facilities Committee of The Ohio State University Board of Trustees convened on Tuesday, February 8, 2022, in person at the Longaberger Alumni House on the Columbus campus and virtually over Zoom. Committee Chair Alex Fischer called the meeting to order at 3:29 p.m.

**EXECUTIVE SESSION**

It was moved by Mr. Fischer, and seconded by Dr. Wilkinson, that the committee recess into executive session to discuss the purchase of property, 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. Stockmeister, Mrs. Harsh, Dr. Wilkinson, Mr. Hunt, Mr. Schottenstein and Mr. Heminger. Mr. Porteus was not present for this vote. The committee entered executive session at 3:30 p.m.

**PUBLIC SESSION**

The committee returned to public session at 4:22 p.m.

***Items for Discussion***

1. Physical Environment Scorecard: The Physical Environment Scorecard shared FY22 data through December 2021. Six metrics were coded red and three of those were red at the previous meeting in November as well – All Parking Garage Peak Time Occupancy %, Sum of Daily Temporary Parking Space Closures and WOSU Digital Audience. The three newly red metrics were CABS Riders, Major On-Campus Crimes and Avg Response Time to In-Progress Calls for Service. The scorecard also has three yellow metrics -- % Projects Completed On Time >\$200K, Facility Condition Index and WMC Parking Garage Peak Time Occupancy %.

(See Attachment X for background information, page XX)





2. Major Project Updates: Mark Conselyea, Vice President for Facilities Operations and Development, shared this standard report that includes an on-time and on-budget indicator for all projects over \$20M. Two projects were being watched closely for schedule – the WMC Outpatient Care West Campus and the Interdisciplinary Research Facility. The Combined Heat & Power Plant and District Heating & Cooling Loop was listed as “not on track” for budget and schedule. At the November meeting, both the Lacrosse Stadium and WMC Inpatient Hospital had been watched closely for budget but were now listed as “on track.”

(See Attachment X for background information, page XX)

**Items for Action**

3. Approval of Minutes: No changes were requested to the November 18, 2021, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
4. Resolution No. 2022-82, Approval of Amendments to Ohio State Energy Partners Utility System Capital Improvements Plan for Fiscal Year 2022

Equine Performance Evaluation Arena – 85-22-EXP  
Martha Morehouse Electrical Expansion: Phase I – 117-22-EXP  
Lacrosse Stadium Utility Service – 141-22-EXP

Synopsis: Approval of amendments to the Ohio State Energy Partners LLC (“OSEP”) fiscal 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 plan for utility system Capital Improvement Projects (“OSEP CIP”) for university approval; and

WHEREAS the Board of Trustees approved an interim and final fiscal year 2022 OSEP CIP in May 2021 and August 2021, respectively; and

WHEREAS OSEP is now requesting approval of these utility system Capital Improvement Projects, amending the fiscal year 2022 OSEP CIP, to ensure the projects’ construction schedules align with associated university construction projects; 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 its alignment with university plans and sustainability goals; and

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

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



NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves amendments to the fiscal year 2022 OSEP CIP as outlined in the attached materials; and

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

(See Attachment X for background information, page XX)

5. Resolution No. 2022-83, Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts

**APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS**  
Framework 3.0

**APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS**  
East Hospital Dock Expansion  
Vet Med – Equine Area

**APPROVAL TO ENTER INTO CONSTRUCTION CONTRACTS**  
Library Book Depository Phase 3  
Wooster – Boiler #3 Replacement

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 project; and

	Prof. Serv. Approval Requested	Total Requested	
Framework 3.0	\$1.2M	\$1.2M	Auxiliary Funds University 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	
East Hospital Dock Expansion	\$0.6M	\$4.9M	\$5.5M	Auxiliary Funds
Vet Med – Equine Arena	\$0.3M	\$4.4M	\$4.7M	University Funds Fundraising

WHEREAS in accordance with the attached materials, the university desires to enter into construction contracts for the following projects; and

	Construction Approval Requested	Total Requested	
Library Book Depository Phase 3	\$18.0M	\$18.0M	University Debt University Funds
Wooster – Boiler #3 Replacement	\$8.0M	\$8.0M	State Funds

WHEREAS the Capital Investment Plan (CIP) outlines capital projects recommended for funding and was approved by the BOT on August 19, 2021; and

WHEREAS approval for an increase to professional services and construction for the Vet Med Equine Arena and additional construction funding for the Library Book Depository Phase 3 is needed to advance strategically important projects; and

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the fiscal year 2022 Capital Investment Plan be amended to include an increase to professional services and construction for the Vet Med Equine Arena and additional construction funding for the Library Book Depository Phase 3; and



BE IT FURTHER 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 Attachment X for background information, page XX)

6. Resolution No. 2022-84, Approval for a Perpetual Roadway Easement at Barnard Road in Wayne County, Ohio

Synopsis: Approval to grant a perpetual easement to the Board of Commissioners of Wayne County for a perpetual roadway easement across a portion of university land at Barnard Road, Apple Creek, Wayne County, Ohio, is proposed.

WHEREAS the Board of Commissioners of Wayne County has requested an easement for roadway purposes be granted for \$1.00 across 0.03 acres of university land on Barnard Road for improved roadway infrastructure; and

WHEREAS the improved roadway infrastructure will support university lands in the area along Barnard Road; and

WHEREAS the Board of Commissioners of Wayne County will be responsible for the costs and expenses of, and the ongoing operation and maintenance of, the road infrastructure:

NOW THEREFORE

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

(See Attachment X for background information, page XX)

7. Resolution No. 2022-85, Approval for a Perpetual Roadway Easement at Sawmill Parkway in Delaware County, Ohio

Synopsis: Approval to grant a perpetual easement to the Board of Commissioners of Delaware County for a perpetual roadway easement across a portion of 7171 Sawmill Parkway at Castleblaney Lane, Powell, Delaware County, Ohio, is proposed.

WHEREAS the Board of Commissioners of Delaware County has requested an easement for roadway purposes be granted for \$1.00 across 7171 Sawmill Parkway at Castleblaney Lane; and

WHEREAS the roadway infrastructure would support development and construction of the ambulatory facility to be located at 7171 Sawmill Parkway; and



WHEREAS the Board of Commissioners of Delaware County will be responsible for the costs and expenses of, and the ongoing operation and maintenance of, the road infrastructure:

NOW THEREFORE

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

(See Attachment X for background information, page XX)

8. Resolution No. 2022-86, Approval for a Perpetual Sanitary Sewer Easement at Medical Center Drive in Franklin County, Ohio

Synopsis: Approval to grant a perpetual easement to the City of Columbus for a sanitary sewer easement across a portion of university land at Medical Center Drive, Columbus, Franklin County, Ohio, is proposed.

WHEREAS the City of Columbus has requested an easement for sanitary sewer purposes be granted for \$1.00 across 0.323 acres of university land on Medical Center Drive to support construction of the Dodd Hall Parking Garage; and

WHEREAS the sanitary sewer supports university development on the Columbus campus; and

WHEREAS the City of Columbus will be responsible for the costs and expenses of, and the ongoing operation and maintenance of, the sewer:

NOW THEREFORE

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

(See Attachment X for background information, page XX)

9. Resolution No. 2022-87, Approval for a Perpetual Sanitary Sewer Easement at Neil Avenue in Franklin County, Ohio

Synopsis: Approval to grant a perpetual easement to the City of Columbus for a sanitary sewer easement across a portion of university land at 1585 Neil Avenue, Columbus, Franklin County, Ohio, is proposed.

WHEREAS the City of Columbus has requested an easement for sanitary sewer purposes be granted for \$1.00 across 0.1337 acres of university land on Neil Avenue to support university construction activities at Newton Hall; and



WHEREAS the sanitary sewer supports university development on the Columbus campus; and

WHEREAS the City of Columbus will be responsible for the costs and expenses of, and the ongoing operation and maintenance of, the sewer:

NOW THEREFORE

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

(See Attachment X for background information, page XX)

10. Resolution No. 2022-88, Approval for Acquisition of Real Property at Country Club Drive in Licking County, Ohio

Synopsis: Authorization to acquire real property located at 1316 Country Club Drive, Newark, Licking County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to purchase a two-story home situated on approximately 0.20 acres located at 1316 Country Club Drive in Newark, Ohio; and

WHEREAS the property is surrounded by State of Ohio land for the use and benefit of The Ohio State University Newark Campus:

NOW THEREFORE

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

(See Attachment X for background information, page XX)

11. Resolution No. 2022-89, Approval for Acquisition of Real Property at Leonard Avenue in Franklin County, Ohio

Synopsis: Authorization to acquire property located adjacent to Outpatient Care East, on Leonard Avenue, City of Columbus, Franklin County Ohio, for the development of parking facilities, is proposed.

WHEREAS The Ohio State University seeks to acquire approximately 5 acres of unimproved real property located at Outpatient Care East, on Leonard Avenue in the City of Columbus, Ohio; and

WHEREAS the ground will be developed into parking facilities for the Outpatient Care East facility:

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 purchase of this property upon terms and conditions deemed to be in the best interest of the university.

(See Attachment X for background information, page XX)

**Action:** Upon the motion of Mr. Fischer, seconded by Mr. Klingbeil, the committee adopted the foregoing resolutions by unanimous voice vote with the following members present and voting: Mr. Fischer, Mr. Klingbeil, Mr. Stockmeister, Mrs. Harsh, Dr. Wilkinson, Mr. Hunt, Mr. Schottenstein and Mr. Heminger. Mr. Porteus was not present for this vote.

#### **EXECUTIVE SESSION**

It was moved by Mr. Fischer and seconded by Mr. Heminger that the committee recess back into executive session to discuss the purchase of property, 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. Stockmeister, Mrs. Harsh, Dr. Wilkinson, Mr. Hunt, Mr. Schottenstein and Mr. Heminger. Mr. Porteus was not present for this vote. The committee returned to executive session at 4:35 p.m.

The meeting adjourned at 5:01 p.m.

**APPROVAL OF INTERIM CAPITAL INVESTMENT PLAN  
FOR FISCAL YEAR 2023**

Synopsis: Authorization and acceptance of the Interim Capital Investment Plan for the fiscal year ending June 30, 2023, is proposed.

WHEREAS the state capital budget for fiscal years 2023 and 2024 has not yet been enacted; 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, 2022 through August 31, 2022; and

WHEREAS the projects for which state capital funding has been requested are included in the Interim Capital Investment Plan but will not proceed until a bill has been enacted allocating funding to the university by the State of Ohio for capital projects; 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

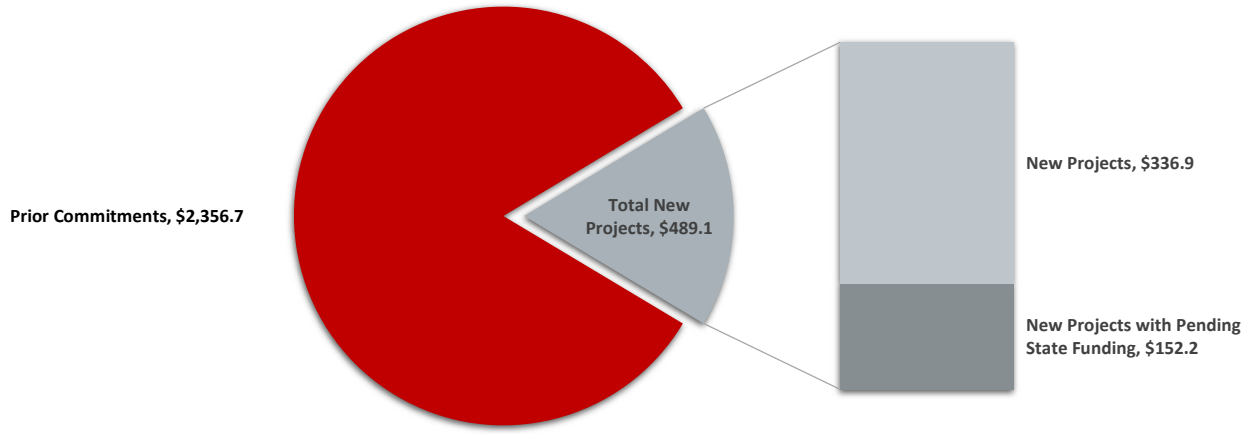
WHEREAS the final fiscal year 2023 Capital Investment Plan will be presented for consideration at the August 2022 Board of Trustees meeting;

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the Interim Capital Investment Plan for the fiscal year ending June 30, 2023; 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.

# FY2023-2027 Interim Capital Investment Plan



**Total FY2023 CIP: \$2,845.8**

All \$ in Millions

**Table 1 - Prior Commitments - Remaining Spend**

Line	Capital Priority	Projected Capital Expenditures					Total
		FY2023	FY2024	FY2025	FY2026	FY2027	
1	A&S - Arts District	\$ 32.4	\$ 18.5	\$ 4.2	\$ -	\$ -	\$ 55.0
2	A&S - Celeste Lab Renovation	\$ 3.4	\$ 0.9	\$ -	\$ -	\$ -	\$ 4.2
3	Athletics - Lacrosse Stadium	\$ 17.1	\$ 3.0	\$ -	\$ -	\$ -	\$ 20.1
4	Energy Advancement and Innovation Center	\$ 24.3	\$ 10.9	\$ 2.7	\$ -	\$ -	\$ 38.0
5	Engineering - BMEC Phase 2	\$ 2.5	\$ 2.5	\$ 2.5	\$ 1.2	\$ -	\$ 8.7
6	FAES - Controlled Environment Agriculture Research Complex	\$ 5.8	\$ 2.0	\$ -	\$ -	\$ -	\$ 7.8
7	FAES - Wooster - Boiler #3 Replacement	\$ 3.4	\$ 3.4	\$ 1.3	\$ -	\$ -	\$ 8.1
8	FOD - Cannon Drive Relocation - Ph. 2	\$ 15.1	\$ 24.5	\$ 9.3	\$ 1.4	\$ -	\$ 50.3
9	Interdisciplinary Health Sciences Center	\$ 46.7	\$ 34.3	\$ 6.9	\$ 5.0	\$ -	\$ 92.8
10	Interdisciplinary Research Facility	\$ 76.9	\$ 10.3	\$ -	\$ -	\$ -	\$ 87.3
11	Libraries - Library Book Depository Phase 3	\$ 1.1	\$ 13.5	\$ 3.7	\$ -	\$ -	\$ 18.4
12	Nursing - Jane E. Heminger Hall and Renovation of Newton Hall	\$ 14.9	\$ 2.3	\$ -	\$ -	\$ -	\$ 17.2
13	SL - North Residential - HVAC Modifications Phase 2	\$ 4.9	\$ 1.2	\$ -	\$ -	\$ -	\$ 6.1
14	Vet Med - Equine Arena	\$ 5.9	\$ 1.5	\$ -	\$ -	\$ -	\$ 7.4
15	West Campus Infrastructure Phase 1	\$ 6.1	\$ 1.2	\$ -	\$ -	\$ -	\$ 7.3
16	WMC - Dodd - Parking Garage	\$ 6.5	\$ 5.0	\$ -	\$ -	\$ -	\$ 11.5
17	WMC - East Hospital Dock Expansion	\$ 1.8	\$ 1.8	\$ 1.3	\$ -	\$ -	\$ 4.9
18	WMC - Inpatient Hospital	\$ 405.0	\$ 346.2	\$ 270.8	\$ 202.0	\$ 61.3	\$ 1,285.3
19	WMC - James - Halcyon Linear Acc	\$ 4.0	\$ 0.7	\$ -	\$ -	\$ -	\$ 4.8
20	WMC - Loading Dock Expansion and Renovation	\$ 9.9	\$ 3.6	\$ 2.0	\$ 0.0	\$ -	\$ 15.6
21	WMC - Martha Morehouse Facility Improvements	\$ 4.9	\$ 15.4	\$ 9.3	\$ 4.4	\$ -	\$ 33.9
22	WMC - Outpatient Care Dublin	\$ 52.0	\$ 4.5	\$ -	\$ -	\$ -	\$ 56.5
23	WMC - Outpatient Care New Albany	\$ 21.2	\$ 1.0	\$ -	\$ -	\$ -	\$ 22.2
24	WMC - Outpatient Care West Campus	\$ 143.0	\$ 20.5	\$ 4.5	\$ -	\$ -	\$ 167.9
25	WMC - Ross - OPR/OR Expansion	\$ 4.4	\$ 1.3	\$ -	\$ -	\$ -	\$ 5.7
26	Roll Up Other Projects	\$ 134.6	\$ 125.4	\$ 43.5	\$ 13.3	\$ 2.9	\$ 319.7
27	<b>Subtotal</b>	<b>\$ 1,047.8</b>	<b>\$ 655.5</b>	<b>\$ 362.0</b>	<b>\$ 227.3</b>	<b>\$ 64.2</b>	<b>\$ 2,356.7</b>

## FY2023-2027 Interim Capital Investment Plan

**Table 2 - New Projects Beginning in FY2023**

Line	Capital Priority	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	Total
1	Anticipated Spend for CIP Changes	\$ 10.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 10.0
2	Roll up of Small Infrastructure RDM Projects	\$ 11.5	\$ 35.5	\$ 17.3	\$ 0.0	\$ 0.0	\$ 64.2
3	Small Programmatic Cash Ready	\$ 22.5	\$ 22.3	\$ 9.9	\$ 5.7	\$ 0.8	\$ 61.2
4	WMC - Roll up of Multiple Cash Ready	\$ 176.5	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 176.5
5	<b>New Major Projects</b>						
6	A&P - Buckeye Village Demolition	\$ 0.3	\$ 2.8	\$ 2.0	\$ 0.0	\$ 0.0	\$ 5.0
7	CAS - Celeste Lab - Completion of General Chemistry Lab	\$ 0.0	\$ 7.0	\$ 7.0	\$ 4.7	\$ 0.0	\$ 18.6
8	ENG - BMEC Phase 2*	\$ 6.6	\$ 19.9	\$ 19.9	\$ 18.3	\$ 1.5	\$ 66.2
9	EHE - Campbell Hall Renovation*	\$ 24.2	\$ 12.1	\$ 0.0	\$ 0.0	\$ 0.0	\$ 36.2
10	ENG - CAR Bus Testing Facility	\$ 3.7	\$ 7.3	\$ 0.0	\$ 0.0	\$ 0.0	\$ 11.0
11	NEW - Founders Hall Renovation - Phase 2	\$ 5.6	\$ 6.7	\$ 5.2	\$ 0.4	\$ 0.0	\$ 18.0
12	WMC - Outpatient Care Powell	\$ 0.8	\$ 5.5	\$ 7.8	\$ 7.1	\$ 1.0	\$ 22.2
13	<b>Grand Total</b>	<b>\$ 261.5</b>	<b>\$ 119.1</b>	<b>\$ 68.9</b>	<b>\$ 36.2</b>	<b>\$ 3.4</b>	<b>\$ 489.1</b>

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

Line	Unit Type	Local	State	Fundraising	Grant	Partnership Funding	University Debt	Grand Total	% By Unit	DM Funding	% DM Funding
1	Academic Support	\$ 63.2	\$ 42.5	\$ 21.2	\$ 14.9	\$ 0.0	\$ 23.7	\$ 165.6	33.9%	\$ 27.9	18.0%
2	Athletics	\$ 11.9	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 2.0	\$ 13.9	2.8%	\$ 11.4	7.3%
3	Infrastructure	\$ 18.7	\$ 24.4	\$ 0.0	\$ 9.9	\$ 0.0	\$ 4.0	\$ 56.9	11.6%	\$ 55.6	35.8%
4	Regional Campuses	\$ 2.9	\$ 6.8	\$ 13.8	\$ 1.9	\$ 4.7	\$ 0.4	\$ 30.5	6.2%	\$ 19.6	12.7%
5	Student Life	\$ 23.6	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 23.6	4.8%	\$ 23.6	15.2%
6	Wexner Medical Center	\$ 198.6	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 198.6	40.6%	\$ 17.0	11.0%
7	Grand Total	\$ 318.8	\$ 73.7	\$ 35.0	\$ 26.7	\$ 4.7	\$ 30.2	\$ 489.1	100.0%	\$ 155.1	100.0%
8	% by Fund Source	65.2%	15.1%	7.2%	5.5%	1.0%	6.2%	100.0%			

**APPROVAL OF OHIO STATE ENERGY PARTNERS UTILITY SYSTEM  
INTERIM CAPITAL IMPROVEMENTS PLAN FOR FISCAL YEAR 2023**

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

Synopsis: Approval of Ohio State Energy Partners' LLC ("OSEP") fiscal 2023 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 OSEP CIP includes requested approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2022; and

WHEREAS the University has not finalized its capital investment plan for fiscal year 2023; 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 & Facilities Committee has reviewed the projects for alignment with all applicable campus plans and guidelines; and

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the fiscal year 2023 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 2023 capital improvements to the utility system as outlined in the attached materials.

**TOPIC:** Approval of Fiscal Year 2023 Ohio State Energy Partners Utility System Interim 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 to ensure continued reliability, safety, and compliance.

Approval of these projects is pursuant to 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, Repairs, and Replacement Projects ("LFC"): LFC projects are for improvements to existing campus 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 that improve the energy efficiency of the Columbus campus buildings, utility plants, and utility distribution networks.

**SUMMARY:**

Midwest Campus Natural Gas Infrastructure Improvement 42-23-LFC

**Scope:** The project will replace 1,500 feet of the steel piping and all the steel valves on the Master Meter 5 ("MM5") natural gas system to address leaks and valve seizures. An additional 1,000 of feet of new piping will be installed to close the loop on MM5 and double the resiliency for the connected facilities.

Design and Construction Request: \$ 1.797 M

<b>Project Cost Breakdown</b>	<b>Cost</b>
FY 2023 – Design and Construction	\$ 1.797 M
<b>Total Project Cost</b>	<b>\$ 1.797 M</b>

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

**Scope:** Construction of improvements to the steam and condensate piping systems in the Lower Bohannon tunnel. Upgrades are needed to maintain safe and reliable service to the 18<sup>th</sup> Ave. Library. The project was previously approved for design.

Construction Cost Request: \$ 2.36 M

<b>Project Cost Breakdown</b>	<b>Cost</b>
FY 2022 – Design Cost	\$ 0.174 M
FY 2023 – Construction	\$ 2.360 M
<b>Total Project Cost</b>	<b>\$ 2.534 M</b>

Steam Vaults Replacements and Repairs 133-23-LFC

Scope: Design the replacement and repair of multiple steam utility vaults to address water infiltration. The project will also include replacement or new installation of deteriorated valves, insulation, vault access and protection systems, and missing sump pumps.

Design Only Cost Request: \$ 470,000

<b>Project Cost Breakdown</b>	<b>Cost</b>
FY 2023 – Design Cost	\$ 0.470 M
FY 2024 – Construction Estimate	\$ 3.470 M
<b>Total Project Cost</b>	<b>\$ 3.940 M</b>

West Steam and Condensate Replacement 144-23-LFC

Scope: Design for the replacement of the current steam and condensate pipelines, trench boxes and vaults on the west steam and condensate system. Ground water is infiltrating the system to the point of failure. Currently operations are maintained with temporary pumps. The project will include an evaluation of using repairs, partial replacements, waterproofing and/or area dewatering to reduce total project costs.

Design Only Cost Request: \$ 190,000

<b>Project Cost Breakdown</b>	<b>Cost</b>
FY 2023 – Design Cost	\$ 0.190 M
FY 2023 – Construction Estimate	\$5.000 M
<b>Total Project Cost Estimate</b>	<b>\$ 5.190 M</b>

Student Life North Residential District Cooling 124-23-LFC

Scope: Design conversions of in-building chilling systems for Archer, Norton, Houck, Barrett, Haverfield, and Halloran Houses in the North Residential District. The buildings will be converted and connected to the East Regional Chilled Water Plant. The project will include removal of end-of-lifecycle in-building chiller equipment to make room for new pumps and equipment necessary to connect to the district chiller plant. The Norton House chiller is at risk of imminent failure; therefore, the project will include construction of the Norton House connection while design work proceeds for the other buildings.

Design and Partial Construction Cost Request: \$841,000

<b>Project Cost Breakdown</b>	<b>Cost</b>
FY 2023 – Design Cost	\$ 0.437 M
FY 2023 – Construction Cost	\$ 0.404 M
FY 2024 – Construction Estimate	\$ 2.133 M
<b>Total Project Cost Estimate</b>	<b>\$ 2.974 M</b>



Doan Hall Loading Zone Natural Gas Line Replacement and Relocation 142-23-EXP

Scope: Design and construction of a new natural gas line in support of the university's project to expand the Doan Hall loading dock (OSU-200238). To maximize contractor efficiency, the university will perform OSEP's scope for this project.

Design and Construction Cost Request: \$ 249,000

<b>Project Cost Breakdown</b>	<b>Cost</b>
FY 2023 – Design Cost	\$ 0.249 M
<b>Total Project Cost</b>	<b>\$ 0.249 M</b>

Martha Morehouse Utility Systems Expansion – Electrical Phase 2 145-23-EXP

Scope: Second phase of the Martha Morehouse expansion including a new medium voltage service with the associated switch, manholes, ductbank, and cable. The new service will support the expanded operations of the Martha Morehouse Medical Tower drawing cables from the new switch installed in Phase 1 at Martha Morehouse Outpatient Care.

Design and Construction Cost Request: \$ 993,000

<b>Project Cost Breakdown</b>	<b>Cost</b>
FY 2023 – Design & Construction Cost	\$ 0.993 M
<b>Total Project Cost</b>	<b>\$ 0.993 M</b>

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

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

**APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS**

Strategic Infrastructure Optimization Plan – Phase 1  
WMC Outpatient Care Powell  
East Hospital – Fire Suppression

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

Buckeye Village Demolition  
Gateway Apartments Building Envelope – Phase 1

**APPROVAL TO INCREASE CONSTRUCTION CONTRACTS**

Lacrosse Stadium  
Fire System Replacements FY 2019

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	
Strategic Infrastructure Optimization Plan – Phase 1	\$1.0M	\$1.0M	University Funds Partner Funds
WMC Outpatient Care Powell	\$7.4M	\$7.4M	Auxiliary Funds
East Hospital – Fire Suppression	\$0.8M	\$0.8M	Auxiliary Funds

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
Buckeye Village Demolition	\$0.5M	\$4.5M	\$5.0M	University Debt Auxiliary Funds University Funds
Gateway Apartments Building Envelope – Phase 1	\$0.3M	\$3.7M	\$4.0M	Auxiliary Funds

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

WHEREAS in accordance with the attached materials, the University desires to increase construction contracts for the following projects; and

	Construction Approval Requested	Total Requested	
Lacrosse Stadium	\$1.5M	\$1.5M	Fundraising Auxiliary Funds Partner Funds
Fire System Replacements FY 2019	\$0.7M	\$0.7M	State 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.

## **APPROVAL TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES TO DEVELOP A STRATEGIC INFRASTRUCTURE OPTIMIZATION PLAN – PHASE 1**

To align with the work of Framework 3.0, the university's campus master plan, a comprehensive Strategic Infrastructure Optimization Plan (SIOP) is needed to assess and develop strategies for all university and consigned horizontal infrastructure assets. Upon completion of data collection, phase 1 of the plan will develop conceptual infrastructure system strategies and plans for potential investments across the entire university.

The Columbus campus will be prioritized in phase 1, but will include the airport, four regional campuses and Wooster campus, if feasible. Systems to be studied, based on a prioritization to be developed with the selected consultant, are steam, chilled water, heating hot water, geothermal, medical gases, fuel oil, natural gas, domestic water, sanitary sewer, storm sewers, telecommunications, district electrical service, infrastructure tunnels, infrastructure trench boxes, roadways, traffic signals, sidewalks, and hardscapes. Future phases, if needed, will address any gaps in scope or additional study.

The university will partner with Ohio State Energy Partners (OSEP) to develop the optimization plan. OSEP will be responsible for the assessment and development of portions of the plan that are associated with their consigned assets. The university's consultant will be responsible for incorporating all aspects of the study, including recommendations and strategies for investment, into a comprehensive plan.

The university is seeking Board of Trustees approval to contract with a planning consultant and engage stakeholders in a 12- to 18-month process to develop the plan. The effort will coordinate with and incorporate information from Framework 3.0, the Ohio State Climate Action Plan, the Transportation Masterplan, Resource Stewardship Goals, and affiliated and consigned partners.

# Project Data Sheet for Board of Trustees Approval

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## WMC Outpatient Care Powell

OSU-220880 (REQ ID#: AMB220075)

Project Location: Powell, Ohio

- **approval requested and amount**

professional services	\$7.4M
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- **project budget**

professional services	TBD
construction w/contingency	TBD
total project budget	TBD
- **project funding**

auxiliary funds
- **project schedule**

BoT professional services approval	05/22
design	06/22 – 09/23
BoT construction approval	02/23
construction	05/23– 05/25
facility opening	08/25



- **project delivery method**

construction manager at risk
- **planning framework**
  - consistent with the strategic plans of the university and Wexner Medical Center to provide medical services within community-based ambulatory facilities
  - this project is included in the FY23 Capital Investment Plan
- **project scope**
  - the project will design and construct an outpatient care building
  - the building program and total project cost will be validated during design
- **approval requested**
  - approval is requested to enter into professional services contracts

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- **project team**

University project manager:	Rice, George
AE/design architect:	
CM at Risk or:	TBD

# Project Data Sheet for Board of Trustees Approval

## East Hospital - Fire Suppression

OSU-220196 (REQ ID# EAS220007)

Project Location: East Hospital - Main (398)

- **approval requested and amount**  
professional services \$0.8M

- **project budget**  
professional services TBD  
construction w/contingency TBD  

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total project budget TBD

- **project funding**  
auxiliary funds

- **project schedule**  
BoT professional services approval 05/22  
design 08/22 – 04/23  
BoT construction approval 02/23  
construction TBD  
facility opening TBD

- **project delivery method**  
design/build

- **planning framework**
  - the purpose of this project is to meet NFPA requirements for the fire suppression system in the entire OSU East Hospital Complex
  - this project is included in the FY23 Capital Investment Plan

- **project scope**
  - the project will add new fire suppression systems to all non-sprinkled areas at East Hospital
  - the project will impact all floors of Main Hospital north and south wings, Connector, and Tower buildings requiring a phased approach to construction
  - the project will include installation of branch piping only and assumes existing sprinkler riser pipes are adequately sized
  - final 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 contracts



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- **project team**  
University project manager: Dollery, Mitchell  
AE/design architect: TBD  
Design Builder: TBD



# Project Data Sheet for Board of Trustees Approval

## Buckeye Village Demolition

OSU-220925 (REQ ID# A&P23001)

Project Location: Athletics District

- **approval requested and amount**

professional services	\$0.5M
construction w/contingency	\$4.5M
  
- **project budget**

professional services	\$0.5M
construction w/contingency	\$4.5M
total project budget	\$5.0M
  
- **project funding**
  - university debt
  - university funds
  - auxiliary funds
  
- **project schedule**

BoT prof serv and constr approval	05/22
design	05/22 – 11/22
construction	12/22 – 08/23
completion	08/23
  
- **project delivery method**

design/build
  
- **planning framework**
  - this project is aligned with the Framework Plan 2.0 and Athletics District Master Plan.
  - this project is included in the FY23 Capital Investment Plan
  
- **project scope**
  - demolish the remaining 18 apartment buildings off Tuscarawas, Montgomery, Stark, Mahoning and Cuyahoga courts as well as the maintenance and laundry buildings
  - project will eliminate deferred maintenance and pave the way for future development
  
- **approval requested**
  - approval is requested to enter into professional services contracts and construction contracts



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- **project team**

University project manager	Todd Henderly
AE/design architect:	TBD
Design Builder:	TBD

# Project Data Sheet for Board of Trustees Approval

## Gateway Apartments Building Envelope – Phase 1

OSU-220342 (REQ ID# SLH230001)

Project Location: Gateway – University District

- **approval requested and amount**

professional services	\$0.3M
construction w/contingency	\$3.7M

- **project budget**

professional services	\$0.3M
construction w/contingency	\$3.7M
<b>total project budget</b>	<b>\$4.0M</b>

- **project funding**

auxiliary funds

- **project schedule**

BoT prof serv and constr approval	05/22
design	05/22 – 01/23
construction	03/23 – 12/23
completion	12/23

- **project delivery method**

construction manager at risk

- **planning framework**

- the purpose of the project is replace leaking windows to improve the living experience for students
- this project is included in the FY23 Capital Investment Plan

- **project scope**

- the project will replace failed residential wood framed windows with new storefront windows, primarily on west facing facades of Gateway Apartment Buildings A and B
- this is the first phase of improvements that are required in the buildings. Roofing and HVAC scope will be completed in future projects
- the project will eliminate leaks and reducing overall maintenance costs

- **approval requested**

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



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- **project team**

University project manager:	Henderly, Todd
AE/design architect:	TBD
CM at Risk:	TBD

# Project Data Sheet for Board of Trustees Approval

## Lacrosse Stadium

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

Project Location: Lacrosse Stadium (1050)

- **approval requested and amount**  
increase construction w/contingency \$1.5M

- **project budget**

professional services	\$2.40M
construction w/contingency	\$21.55M
OSEP/ENGIE scope	\$0.15M
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total project budget	\$24.1M



- **project funding**  
fundraising  
auxiliary funds  
partner funds (OSEP)

- **project schedule**

BoT prof serv approval	08/19
design	02/20 – 01/22
BoT construction approval	08/21
BoT construction approval incr	05/22
construction	01/22– 12/22
facility opening	01/23

- **project delivery method**  
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, FY22 and FY23 Capital Investment Plans.

- **project scope**
  - this project will design and construct a new Lacrosse Stadium in the Athletic District on Irving Schottenstein Drive. This stadium will serve as home to the men's and women's lacrosse teams.
  - the new stadium will include grandstand and berm seating, locker rooms, ticket office, press box, concessions and restrooms. The playing surface will be synthetic turf with a field heating system.
  - OSEP/ENGIE scope will be delivered by the project and includes natural gas and electric work.
  - the proposed increase will allow for the construction of the road to the west of the new facility and address budget challenges resulting from materials cost escalation

- **approval requested**
  - approval is requested to increase the construction contract.

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- **project team**

University project manager:	Quellhorst, Ross
AE/design architect:	Hellmuth Obata Kassabaum, Inc
CM at Risk:	Ruscilli Construction

# Project Data Sheet for Board of Trustees Approval

## Fire System Replacements FY 2019

OSU-190065 (CNI# 18000101)

Project Location: *Biotechnology Support Facility (394), Bricker Hall (001), Dreese Laboratories (279), Lazenby Hall (041), Pressey Hall (309)*

- **approval requested and amount**  
increase construction w/contingency \$0.7M

- **project budget**  
professional services \$0.6M  
construction w/contingency \$4.1M  

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total project budget \$4.7M

- **project funding**  
state funds

- **project schedule**  
BoT professional services approval 07/18  
design 05/19 – 05/20  
BoT construction approval 08/18  
construction 11/20– 08/22  
facility opening 09/22

- **project delivery method**  
construction manager at risk

- **planning framework**
  - this project will replace and update fire alarm systems in 5 campus buildings
  - this project is included in the FY 2019 Capital Investment Plan

- **project scope**
  - the project will update and replace fire alarm systems in the following buildings:  
BioTechnology Support Facility, Bricker Hall, Dreese Lab, Lazenby Hall, Pressey Hall
  - the proposed increase will address additional work to meet current code requirements

- **approval requested**
  - approval is requested to increase construction contracts



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- **project team**  
University project manager: Hartmann, Mark  
AE/design architect: Tec Inc  
CM at Risk: Regency Construction