

TUESDAY, NOVEMBER 15, 2022
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

Alexander R. Fischer, chair
Alan A. Stockmeister, vice chair
Elizabeth A. Harsh
Reginald A. Wilkinson
Taylor A. Schwein
James D. Klingbeil
Robert H. Schottenstein
Hiroyuki Fujita (*ex officio*)

Location: Sanders Grand Lounge, Longaberger Alumni House
2200 Olentangy River Rd, Columbus, Ohio 43210

Time: 8:00-9:30am

Public Session

ITEMS FOR DISCUSSION

1. *Physical Environment Scorecard – Mr. Jay Kasey* 8:00-8:05am
2. *Sustainability Goals Update and Ohio State Energy Partners Scorecard –
Mr. Jay Kasey* 8:05-8:15am
3. *Major Project Updates – Mr. Mark Conselyea* 8:15-8:20am
4. *Facilities Operations & Development (FOD) Annual Report – Mr. Mark Conselyea* 8:20-8:30am
5. *Framework 3.0 – Ms. Amanda Hoffsis* 8:30-8:45am
6. *Cannon Drive Phase 2 – Mr. Jay Kasey* 8:45-8:50am
7. *Tunnel Exigency Request – Mr. Mark Conselyea* 8:50-8:55am

ITEMS FOR ACTION

8. Approval of August 2022 Committee Meeting Minutes – Mr. Alex Fischer
9. Approval of Amended Ohio State Energy Partners Utility System Capital Improvements Plan for Fiscal Year 2023 – Mr. Scott Potter 8:55-9:00am
10. Approval to Enter Into/Increase Professional Services and Construction Contracts – Mr. Mark Conselyea 9:00-9:05am
11. Approval of a Joint Use Agreement – Ms. Amanda Hoffsis 9:05-9:10am

Executive Session

9:10-9:30am

| PHYSICAL ENVIRONMENT | Actual Prior Year Same Period (FY22 YTD) | FY23 Year-To-Date | | | | FY23 Annual Target (Budget) | Comments |
|--|--|-------------------|-----------------|-------------|------------------|-----------------------------|--|
| | | Actual | Target (Budget) | Target %Var | Actual vs Target | | |
| A. FINANCIAL | | | | | | | |
| 1. A&P Total Uses (General & Earnings Funds) | \$40,238,664 | \$54,149,344 | \$52,666,365 | 2.8% | ▼ | \$208,367,500 | Note: This metric includes WOSU. |
| B. OPERATIONAL | | | | | | | |
| 1. % Projects Completed On Time >\$200K | 90.0% | 100.0% | 90.0% | 11.1% | ▲ | 90.0% | 12 of 12 Projects completed On-Time |
| 2. % Projects Completed On Budget >\$200K | 90.0% | 100.0% | 90.0% | 11.1% | ▬ | 90.0% | 12 of 12 Projects completed On-Budget |
| 3. Capital Investment Program Spend* | \$324.5 | \$292.9 | \$306.0 | -4.3% | ▲ | \$1,317.5 | In Millions |
| 4. Facility Condition Index** | 0.13 | 0.11 | 0.08 | 37.5% | ▼ | 0.08 | Completed building assessments as of October 13, 2022, 159 buildings assessed, 16.5 million GSF. Not representative sample, target ranges still under review |
| 5. CABS Riders | 565,760 | 617,155 | 660,000 | -6.5% | ▬ | 2,911,000 | Despite a year-over-year increase in total ridership, overall ridership did not achieve projected numbers |
| 6. WMC Parking Garage Peak Time Occupancy % *** | 75.3% | 81.0% | 80.0% | 1.2% | ▼ | 80.0% | YTD (September) Occup%: Transient= 93.3%, Permit= 81.7%, Mixed= 71.3% CampusParc uses loop counters to track counts. In high demand we see counts over 100%. |
| 7. Cost of Daily Temporary Parking Space Closures | \$41,460 | \$44,644 | \$51,141 | -12.7% | ▲ | \$135,965 | Key contributors YTD: DHC (Engie) Projects, the Martha Morehouse Renovation Project, the West Campus - BP 2 Infrastructure Project, the 12th Avenue Garage, Sisson East lot, Dodd Hall, 610 Ackerman Roof, Orton Hall. |
| 8. WOSU Broadcast Audience (Viewers, Listeners) | 677,000 | 557,567 | 677,000 | -17.6% | ▬ | 648,625 | As target is the prior year actuals, last year's bigger news stories overshadowed this year's, affecting audience. |
| 9. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio) | 1,402,476 | 1,381,528 | 1,402,476 | -1.5% | ▼ | 5,721,982 | Last year's bigger news stories meant that while digital streaming is up, unique visitors to WOSU.org and video views are down. |
| C. SAFETY | | | | | | | |
| 1. EHS Recordable Accident Rate (CYTD): | 1.02 | 0.90 | 1.60 | -43.8% | ▲ | 1.60 | 2022 Calendar YTD |
| 2. Major On-Campus Crimes | 42 | 42 | 36 | 16.7% | ▲ | 166 | Theft from/of vehicles continues to be the majority (YTD 19 of 42 crimes); both declining |
| 3. Avg Response Time to In-Progress Calls for Svc | 7:09 | 4:49 | 5:00 | -3.7% | ▲ | 5:00 | |
| 4. Traffic Accidents Injury | 5 | 7 | 5 | 40.0% | ▲ | 26 | |
| 5. Traffic Accidents Non-Injury | 25 | 32 | 25 | 28.0% | ▬ | 95 | Below Target Month, slightly above YTD; majority are late afternoon parking lots |
| 6. Off-Campus Crime Statistics | 474 | 430 | 474 | -9.3% | ▲ | 1,761 | Below Target Month and YTD; Theft of motor vehicle is highest category (198/430 YTD crimes) |

* 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. 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

OHIO STATE SUSTAINABILITY GOALS

STRATEGIC VISION

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



TEACHING AND LEARNING

711

Sustainability related undergraduate courses

20

Funding awards to support creating new or revised GE sustainability theme courses through the Sustainability Education and Learning Committee

12

Student Sustainability Grant awards for student-led sustainability research or campus-based projects



RESEARCH AND INNOVATION

410

External sustainability research funding proposals submitted, totaling nearly \$570 million in requests

859

Faculty peer-reviewed publications on sustainability topics in relevant journals

\$18M

Federal, state and other funding awarded for faculty led watershed research in northwest Ohio to address Lake Erie Basin water quality



OUTREACH AND ENGAGEMENT

7

Community-based experiential sustainability learning projects

23

External national, regional, and local sustainability organization boards with Ohio State staff representation

2

New private sector collaborations to enhance sustainable campus operations and support new sustainability research and student learning opportunities



RESOURCE STEWARDSHIP

30%

Reduction in carbon footprint from FY15

778

Projects reviewed through Sustainable Building Design Standards in FY22

390M

Gallon decrease in water usage from FY15

1,000+

Trees planted on the Columbus campus

18%

University fleet running on CNG, electric or hybrid

40%

Campus waste diverted from the landfill




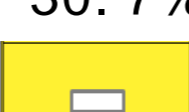




COMPREHENSIVE, UNIVERSITY-WIDE GOAL STATEMENTS

1. Deliver a sustainability curriculum throughout the university
2. Teach sustainability in innovative ways in and out of the classroom
3. Reward sustainability scholarship and engagement
4. Encourage new sustainability knowledge and solutions
5. Foster sustainability culture on and off campus
6. Encourage local and global sustainability partnerships
7. Implement world-leading, university-wide goals to reduce resource consumption
 - a. Achieve carbon neutrality by 2050 per Presidents' Climate Leadership Commitment
 - b. Increase the energy efficiency of the university by 25% per building sq. ft. by 2025
 - c. Reduce potable water consumption by 10% per capita every 5 years – reset every 5 years
 - d. Increase Ecosystem Services Index score to 85% by 2025
 - e. Reduce carbon footprint of university fleet per thousand miles traveled by 25% by 2025
 - f. Achieve Zero Waste by 2025 by diverting 90% of waste away from landfills
 - g. Increase production and purchase of locally and sustainably sourced food to 40% by 2025
 - h. Develop university-wide standards for targeted environmentally preferred products and fully implement preferable products and services by 2025

Oper at i onal Resour ce St ewar dshi p Scor ecar d

10/13/22

| Ohio State Sustainability Goal | Metric Definition | Baseline | | FY22 Performance | | | Long-Term | | Highlights |
|--|---|------------------------|-------------|---|-------------|-------------|------------------------------------|---|------------|
| | | FY15 Actual (Baseline) | FY21 Actual | FY22 Actual | FY22 Target | FY23 Target | Overall Target | | |
| 7a. Achieve Carbon Neutrality by 2050 per Presidents' Climate Leadership Commitment | Metric Tons of Carbon Dioxide Equivalent Per Year (MTCO ₂ /Yr) | 615,051 | 396,907 | 428,392  | 349,000 | 419,000 | FY50 = 0 MTCO ₂ /Yr | <p>Highlights: 30% decrease in emissions from 2015 baseline. Increase from FY21 mainly due to relaxing of travel restrictions and increased electricity usage.</p> <p>Next Actions: Investigate Air Travel Policy to offset emissions; Pursue regional campus energy reduction efforts; investigate sustained commuter emission reductions.</p> | |
| 7b. Increase the Energy Efficiency of the University by 25% per Building Sq. Ft. by 2025 | Energy Use Intensity = 1000 British Thermal Units/ Conditioned Gross Square Foot /Year (kBtu/ GSF/ Yr) | 203.29 | 182.30 | 179.20  | 182.30 | 170.30 | FY25 = 152.5 kBtu/ GSF/ Yr | <p>Highlights: FY22 contiguous campus growth of over 440,000 GSF including 4 new facilities; 19 ECM projects reached substantial completion; continued savings from transition to LED lights at WVC and Student Life facilities.</p> <p>Next Actions: Completion of 62 additional building-level ECMs; implement post-pandemic HVAC setbacks.</p> | |
| 7c. Reduce Potable Water Consumption by 10% Per Capita Every 5 Years- reset every 5 years | Calculated as Gallons Per Weighted Campus User. Baseline is average of FY18, 19, and 20 (Gal / WCU) | 16,658 (3-yr avg.) | 16,677 | 14,084  | 15,991 | 15,392 | FY25 = 14,992 Gal / WCU | <p>Highlights: 14.1% reduction in gallons per Weighted Campus User from baseline average to FY22; 390 million gallon decrease from FY15 (1,419 million gal.) to FY22 (1,028 million gal.)</p> <p>Next Action: Move forward with Water Reclamation Facility RFP; continue to address aging infrastructure with replacement projects and leak detection.</p> | |
| 7d. Increase Ecosystem Services Index Score to 85% by 2025 (Metric for Columbus Campus only) | Ecosystem Services Improvement (ESI) Index- Based on metrics for 11 individual Ecosystem Initiatives equated to a 0-100% scale | 28.7% | 32.5% | 30.7%  | 30.9% | 31.7% | FY25 = 85% ESI Index Score | <p>Highlights: 1,000 Tree Planting Project completed; laydown areas for construction negatively impacted score, but anticipated to return to greenspace post-construction.</p> <p>Next Actions: Investigate potential restoration projects (Waterman Farm); consider tree inventory project; continue to review ecosystem impact of all new builds.</p> | |
| 7e. Reduce Carbon Footprint of University Fleet Per Thousand Miles Traveled by 25% by 2025 | Metric Tons of Carbon Dioxide Per Year / Thousand Miles Traveled Per Year Baseline year is FY16 (MTCO ₂ /Yr/1,000 Miles) | 1.279 (FY16) | 1.557 | 1.557  | 1.402 | 1.377 | FY25 = 1.023 MTCO ₂ /Yr | <p>Highlights: Transitioned 4 additional buses to CNG. Received VW mitigation grant for retiring 4 diesel buses. 18% of fleet now on CNG, electric, or hybrid.</p> <p>Next Action: Continue anti-idling programs for fleet vehicles; transition additional vehicles to alternative fuel when appropriate; retire older, inefficient vehicles.</p> | |
| 7f. Achieve Zero Waste by 2025 by Diverting 90% of Waste Away from Landfills | Percentage of Materials Diverted from the Landfill (Diversion Rate) | 29.2% | 35.3% | 40.0%  | 38.0% | 45.0% | FY25 = 90.0% Diversion Rate | <p>Highlights: Compost program expanded to cover almost 40 residence halls, 10 labs, and 30 food service locations; Launched an opt-in drop-off program for staff and faculty; Transitioned to new asset management system that streamlines tracking and route setting.</p> <p>Next Action: Organics expansion, waste characterization study, recycle right education campaign, resume Ohio Stadium zero waste program and launch reusable dining container program</p> | |

OHIO STATE SUSTAINABILITY GOALS:

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

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

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

Resource Stewardship- Implement Sustainable World-Leading Operational Goals

| | | | | | |
|---|------------------|---|-----------------|---|---------------|
|  | = Exceeds Target |  | = Some Progress |  | = No Progress |
|---|------------------|---|-----------------|---|---------------|

Ohio State Energy Partners Contract Scorecard

FY22 Year End - Through June 2022

| Legend | |
|---|---------------------------|
| | Meets or surpasses target |
| | Does not meet target |

9/19/22

| Current Year | | | | | | | |
|----------------------------------|------------|-------------|-----------------|---|--|--|---|
| Actual | Target | Target %Var | Actual Prior Yr | Actual vs Target | | | |
| A. Financial | | | | | | | |
| \$ 62,707,087 | NA | NA | \$ 59,250,283 | | | 1. Total Expense (Fixed & Operating) | |
| \$ 2,466 | NA | NA | \$ 2,330 | | | 2. Total Expense (Fixed & Operating) / 1000 EUI GSF | |
| \$ 27,526,101 | NA | NA | \$ 16,821,375 | | | 3. Utilities Capital Investment Variable Fees Paid | Expenses add to the Variable Fee in the fiscal year after the expenditure |
| \$ 7,237,571 | NA | NA | \$ 4,858,840 | | | 4. ECMs Capital Investment Variable Fees Paid | ECMs: Energy Conservation Measures |
| B. Operational | | | | | | | |
| 25,429 | N/A | N/A | 25,432 | | | 1. 1000 EUI Gross Sq Ft (used in EUI calc.) | 25,428,503 = Total Building Gross Sq Ft |
| 178,173 | 181,444 | -1.8% | 173,272 | | | 2. Annual Energy Use Intensity (EUI) Reduction: BTU/GSF | Target expressed as an annual rolling 3-year average EUI |
| 1.38 | 1.41 | -2.1% | 1.38 | | | 3. Boiler Efficiency (mmBtu of fuel/mlb of steam) | The lower the ratio, the higher the efficiency |
| 0.786 | 0.808 | -2.7% | 0.790 | | | 4. Chilled Water Conversion (kW/Ton) | The lower the ratio, the higher the efficiency |
| 100.00% | 100.00% | 0.0% | 98.00% | | | 5. Smart Meter Implementation % | Smart meter implementation completed October 2021 |
| C. Customer Satisfaction | | | | | | | |
| 100% | 99.996% | 0.00% | 100% | | | 1. Electric Uptime Reliability % | Reliability % - Financial penalties increase as the Reliability % goes below the target and increase as the number of consecutive years of missing the target increases. Examples: - If the Reliability % is slightly below the target one year, there is no financial penalty; if the target is missed multiple years in a row, penalties will begin/increase - If the Reliability % is missed by a large enough amount, financial penalties can ensue immediately - Similar logic applies to Downtime Events |
| 100% | 99.960% | 0.03% | 100% | | | 2. Natural Gas Uptime Reliability % | |
| 100% | 99.950% | 0.05% | 100% | | | 3. Chilled Water Uptime Reliability % | |
| 100% | 99.900% | 0.10% | 100% | | | 4. Steam Uptime Reliability % | |
| 0 | 7 | -100% | 2 | | | 5. Electric # of Downtime Events | |
| 0 | 3 | -100% | 1 | | | 6. Natural Gas # of Downtime Events | |
| 2 | 11 | -81.8% | 3 | | | 7. Chilled Water # of Downtime Events | |
| 0 | 8 | -100.0% | 1 | | | 8. Steam # of Downtime Events | |
| D. Academic Collaboration | | | | | | | |
| \$ 810,000 | \$ 810,000 | 0.0% | \$ 810,000 | | | 1. Philanthropic Allocation | Projected lifetime allocation - \$40.5 million |
| 10 | 10 | 0.0% | 10 | | | 2. Internships | Required to offer an average of 10 internship position per year |



THE OHIO STATE UNIVERSITY

MAJOR PROJECT UPDATES

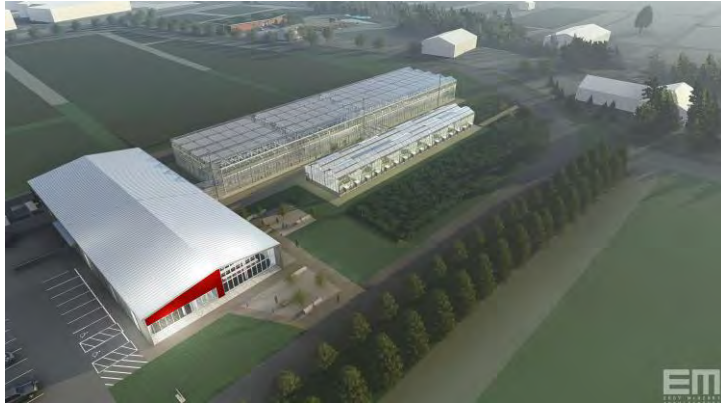
Projects Over \$20M

November 2022



| PROJECT NAME | CONSTRUCTION COMPLETION DATE | APPROVALS | | BUDGET | ON TIME | ON BUDGET |
|---|------------------------------|-----------|-----|--------------------|---|---|
| | | DES | CON | | | |
| Controlled Environment Agriculture Research Complex | 9/22 | ✓ | ✓ | \$35.8 M | | |
| Lacrosse Stadium | 12/22 | ✓ | ✓ | \$24.0 M | | |
| WMC Outpatient Care West Campus | 1/23 | ✓ | ✓ | \$349.5 M | | |
| Arts District | 2/23 | ✓ | ✓ | \$165.3 M | | |
| Interdisciplinary Research Facility | 3/23 | ✓ | ✓ | \$227.8 M | | |
| Jane E. Heminger Hall and Newton Renovation | 7/23 | ✓ | ✓ | \$31.7 M | | |
| Energy Advancement and Innovation Center | 9/23 | ✓ | ✓ | \$48.4 M | | |
| Interdisciplinary Health Sciences Center | 11/23 | ✓ | ✓ | \$155.9 M | | |
| Combined Heat & Power Plant/District Heating & Cooling Loop | 12/23 | ✓ | ✓ | \$289.9 M | | |
| Celeste Lab Renovation | 8/24 | ✓ | ✓ | \$49.7 M | | |
| Cannon Drive Relocation - Phase 2 | 12/24 | ✓ | ✓ | \$56.8 M | | |
| Martha Morehouse Facility Improvements | 1/25 | ✓ | ✓ | \$41.8 M | | |
| Wexner Medical Center Inpatient Hospital | 10/25 | ✓ | ✓ | \$1,819.7 M | | |
| TOTAL – 13 PROJECTS | | | | \$3,296.3 M | | |

On Track
 Watching Closely
 Not on Track



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: This project received substantial completion on September 9, 2022. Commissioning will be completed by the end of the year with ongoing system adjustments being made as planting occurs and materials are moved into the building.

| 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 | 9/20-9/22 |
| Facility Opening | COMPLETE |

- 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 (DoTFMA) 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

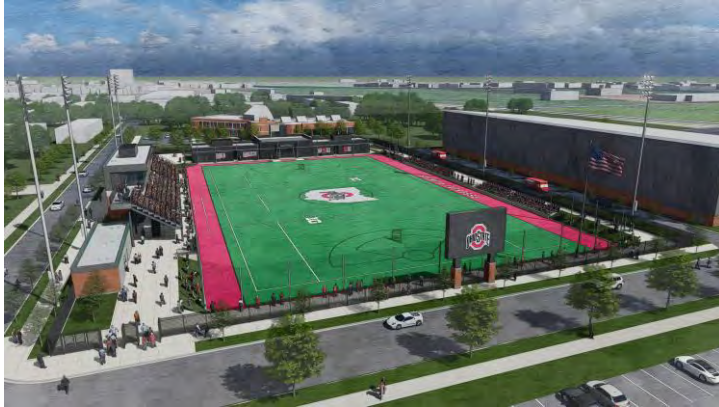
PROJECT UPDATE: DoTFMA construction is ongoing; building finishes are being completed on levels 1 to 4. The building will then move into performance systems installation and MEP systems commissioning.

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

| CONSULTANTS | |
|---------------------|---------------------|
| Architect of Record | DLR |
| CM at Risk | Holder Construction |

| PROJECT SCHEDULE | |
|---------------------------|-----------|
| BoT Approval | 8/15 |
| Construction – SoM | COMPLETE |
| Construction – DoTFMA | 6/19-2/23 |
| Facility Opening – SoM | COMPLETE |
| Facility Opening – DoTFMA | 3/23 |

 On Budget - DoTFMA
 On Time - DoTFMA



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 with seating for over 1,500 people, locker rooms and concessions.

PROJECT FUNDING: Fundraising, auxiliary funds, partner funds

PROJECT UPDATE: Construction continues to progress. Roofing, brick veneer, site concrete, roadway, field turf and mechanical and electrical installations are all underway.

| CURRENT BUDGET | |
|----------------------|----------|
| Construction w/ Cont | \$21.5 M |
| Total Project | \$24.0 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: Proton Therapy equipment installation continues. Major roofing and glazing install is complete. Masonry install is ongoing and will continue through the end of the year.

Major sitework has begun on the west side of the project, landscaping is being installed on south side and entry area. Interior buildout is progressing. Drywall has been installed on floors 1-6 and starting on 7 & 8, painting is following close behind.

| 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 | 6/23 |
| 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: Exterior construction is complete. Interior work progressing on all floors; with final finishes, furniture and equipment installations beginning. Testing and balancing began September 2022.

| 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/CK |

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

- On Budget
- On Time



JANE E. HEMINGER HALL AND NEWTON RENOVATION

Construct an additional 35,000 sf addition to the south of Newton Hall and renovate 12,300 sf on the first floor that will include flexible classrooms, informal learning spaces and offices.

PROJECT FUNDING: University funds; fundraising; state funds

PROJECT UPDATE: Heminger Hall is complete and opened August 23, 2022. The construction team continues to work on punch-list items. All materials that were not available upon opening including permanent metal ramp panels and replacement of curved stair glass will be installed October 2022. The Newton façade work is underway and Newton phase 2 renovation has begun.

| CURRENT BUDGET | |
|----------------------|----------|
| Construction w/ Cont | \$28.4 M |
| Total Project | \$31.7 M |

| CONSULTANTS | |
|---------------------|----------------|
| Architect of Record | Meacham & Apel |
| CM at Risk | Ruscilli |

| PROJECT SCHEDULE | |
|-------------------------|-----------|
| BoT Approval | 2/18 |
| Construction - Heminger | COMPLETE |
| Construction – Newton | 8/22-7/23 |
| Fac Opening - Heminger | COMPLETE |
| Fac Opening – Newton | 8/23 |

 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: All concrete floors poured. First floor interior walls began September 2022. Precast began September 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



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: PH 2 (classroom wing): Masonry nearly complete, curtain wall installation in progress and drywall nearly complete on all floors. Lights, HVAC diffusers and plumbing fixtures being installed on lower level, 1 & 2. PH 3 (Hamilton Hall): Interior demo complete. Exterior masonry restoration nearing completion. Window replacements over 50% complete. Forum foundations and slab on grade complete, steel erection in progress.

| 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



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: New contractor began work on the CHP in October. Distribution installation on the midwest campus is in process and on target. The Herrick Bridge work has been completed. Budget and schedule concerns are related to the CHP. The CHP bypass plant is in place and operating.

| CURRENT BUDGET | |
|----------------|-----------|
| Total Project | \$289.9 M |

| PROJECT SCHEDULE | |
|------------------|-------------|
| BoT Approval | 8/19 |
| Construction | 11/20-12/23 |
| Facility Opening | 12/23 |

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

 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: Restroom renovations are underway; donor wall installation has begun, and final design documents are being assembled for the balance of laboratories and alternates.

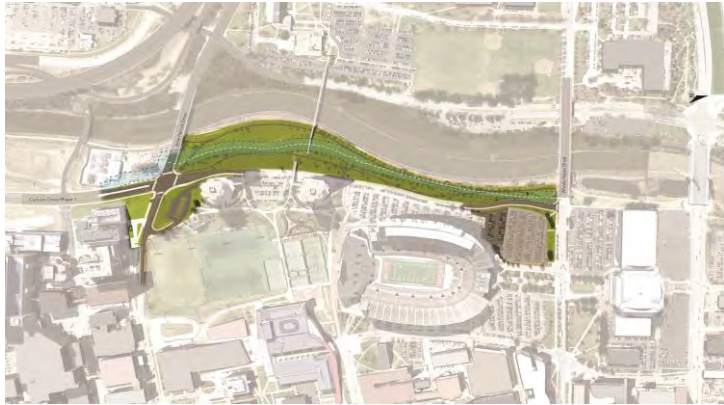
| CURRENT BUDGET | |
|----------------------|----------|
| Construction w/ Cont | \$41.2 M |
| Total Project | \$49.7 M |

| CONSULTANTS | |
|---------------------|--------|
| Architect of Record | BHDP |
| CM at Risk | Elford |

| PROJECT SCHEDULE | |
|------------------|-----------|
| BoT Approval | 8/18 |
| Construction | 7/20-8/24 |
| Facility Opening | 8/24 |

 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: Documents have been completed and permitting is underway.

| CURRENT BUDGET | |
|----------------------|----------|
| Construction w/ Cont | \$48.0 M |
| Total Project | \$56.8 M |

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

| PROJECT SCHEDULE | |
|------------------|--------------|
| BoT Approval | 8/17 |
| Construction | 8/22 – 12/24 |
| Facility Opening | 1/25 |

 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 north and west building additions and atrium construction is ongoing. Patient flow has been rerouted to the new south entrance while this work continues. The main building entrance will reopen 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 has reached level-25 in the center. Enclosure is continuing with curtainwall install on levels 10 & 11. Brick install on west facade and precast on the east. Interior framing & MEP rough-in is ongoing lower level through level-12. All air handlers are installed on level 7. Permanent power was activated to the switchgear.

| CURRENT BUDGET | |
|----------------------|-------------|
| Construction w/ Cont | \$1,656.5 M |
| Total Project | \$1,819.7M |

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

| PROJECT SCHEDULE | |
|------------------|------------|
| BoT Approval | 2/18 |
| Construction | 9/20-10/25 |
| Facility Opening | Q1/Q2 2026 |

- On Budget
- On Time

FACILITIES OPERATIONS AND DEVELOPMENT

Board of Trustees November 2022

FY22 ANNUAL REPORT



THE OHIO STATE UNIVERSITY

BOARD APPROVED PROJECTS COMPLETED IN FY22

| PROJECT | COMPLETION | BUDGET | ON TIME | ON BUDGET |
|--|------------|-----------------|---------|-----------|
| Frank Stanton Veterinary Spectrum of Care (SOC) Clinic | 7/21 | \$20.3M | | |
| Outpatient Care New Albany | 8/21 | \$133.9M | | |
| Morehouse Tower - 7th-8th Floor Updates | 8/21 | \$5.0M | | |
| Recreation Fields Improvements | 9/21 | \$6.8M | | |
| Classroom Ventilation Verification and Repairs | 9/21 | \$5.5M | | |
| Lincoln Tower Office Renovations | 10/21 | \$7.0M | | |
| TOTAL | | \$178.5M | | |

On Track
 Watching Closely
 Not on Track

PROJECTS APPROVED BY THE BOARD OF TRUSTEES – FY22

| PROJECT NAME | APPROVAL REC'D FY22 | | TOTAL PROJECT COST | PROJECT NAME | APPROVAL REC'D FY22 | | TOTAL PROJECT COST |
|--------------------------------------|------------------------|-----|--------------------------|--|------------------------|-----|--------------------------|
| | DES | CON | | | DES | CON | |
| Atwell - ADL Sim Lab | ✓ | ✓ | \$4.5M | Martha Morehouse Tower Upgrades | ✓ | | \$4.0M |
| Blackwell - Pavilion Renovation | ✓ | ✓ | \$4.0M | Morrill Tower - Fire Alarm | ✓ | ✓ | \$5.7M |
| Buckeye Village Demolition | ✓ | ✓ | \$5.0M | North Residential - HVAC Modernization | ✓ | ✓ | \$5.1M |
| East Hospital - Fire Suppression | ✓ | | \$0.8M | WMC Loading Dock Expansion | | ✓ | \$16.8M |
| Gateway Apartments Building Envelope | ✓ | ✓ | \$4.0M | WMC Outpatient Care Powell | ✓ | | \$7.4M |
| Lacrosse Stadium | | ✓ | \$24.1M | Wooster - Boiler #3 Replacement | ✓ | | \$9.0M |
| Library Book Depository Phase 3 | | ✓ | \$19.2M | Wooster - Boiler #3 Replacement | | ✓ | \$16.8M |
| TOTAL | | | | | | | \$126.4M |

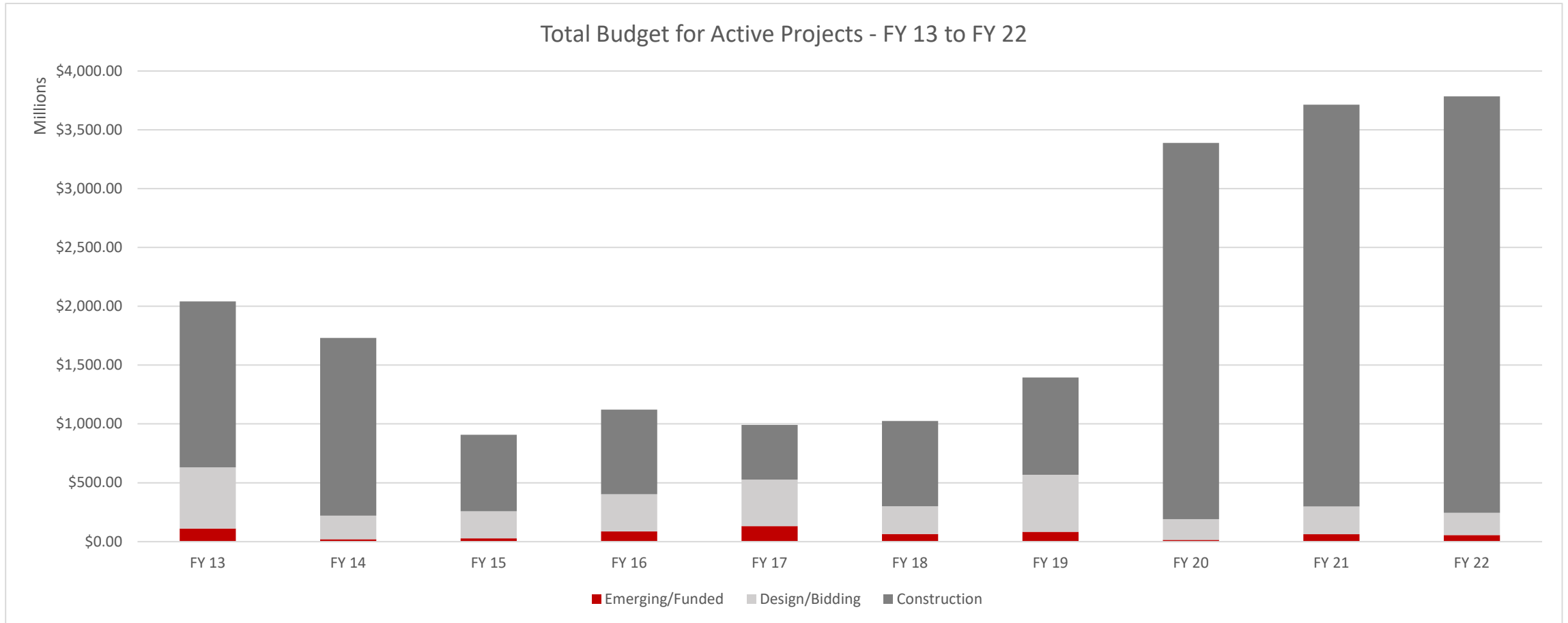


ACTIVE PROJECTS AS OF THE END OF THE FISCAL YEAR

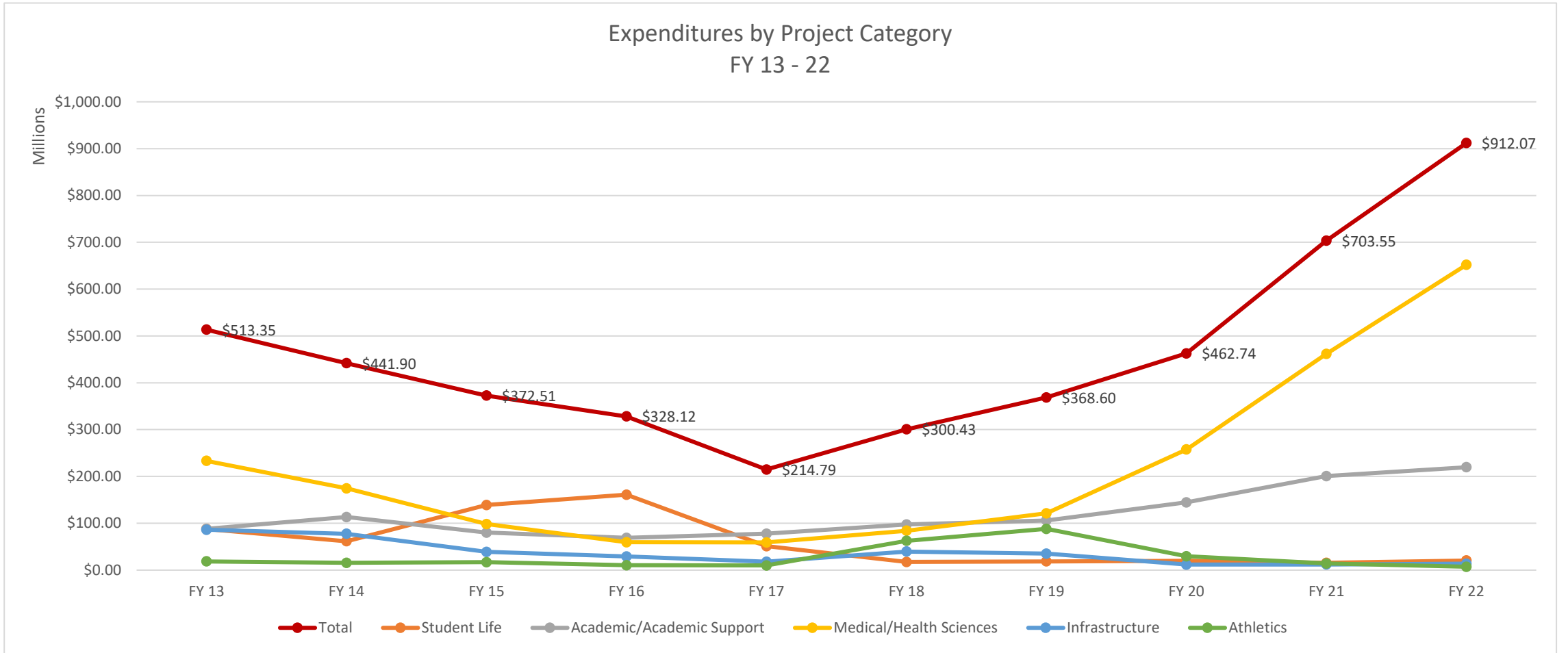
| | FY21 | | FY22 | |
|-----------------|---------------|---------------|---------------|---------------|
| | # OF PROJECTS | TOTAL BUDGET | # OF PROJECTS | TOTAL BUDGET |
| Emerging/Funded | 123 | \$61.8M | 211 | \$54.3M |
| Design/Bidding | 88 | \$236.7M | 144 | \$190.7M |
| Construction | 232 | \$3,415.5B | 336 | \$3,538.6B |
| TOTAL | 443 | \$3.7B | 691 | \$3.7B |



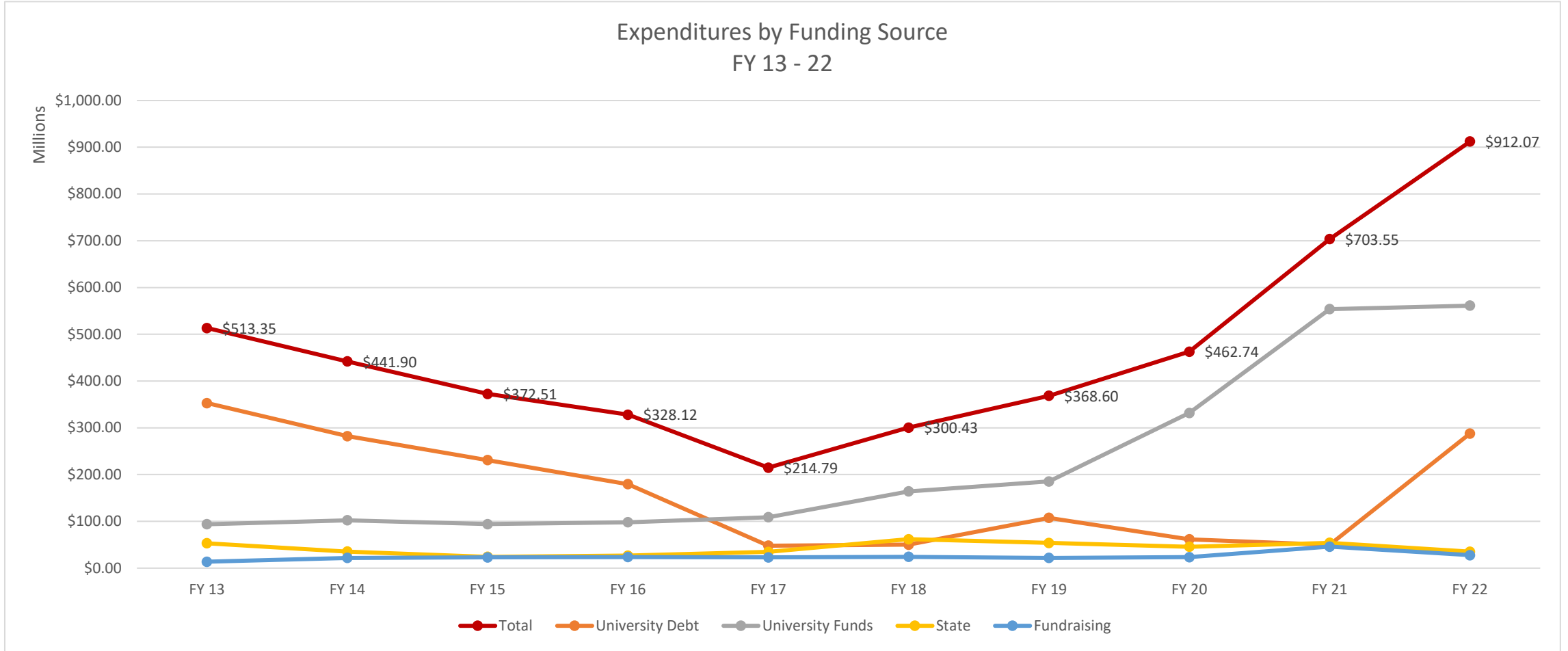
TOTAL BUDGET FOR ACTIVE PROJECTS – FY13 TO FY22



TOTAL EXPENDITURES BY DISTRICT – FY13 TO FY22



TOTAL EXPENDITURES BY FUNDING SOURCE – FY13 TO FY22



THE OHIO STATE UNIVERSITY

INITIATIVES AND ACCOMPLISHMENTS

FDC – STAKEHOLDER INSIGHTS



Deferred Maintenance Initiative

Operational Improvements

Sustainability

Safety



THE OHIO STATE UNIVERSITY

INITIATIVES AND ACCOMPLISHMENTS

FDC – Stakeholder Insights

DEFERRED MAINTENANCE INITIATIVE



Operational Improvements

Sustainability

Safety



THE OHIO STATE UNIVERSITY

INITIATIVES AND ACCOMPLISHMENTS

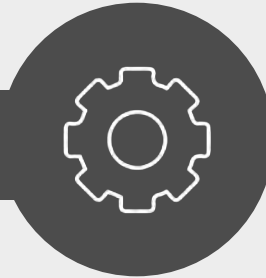
FDC – Stakeholder Insights

Deferred Maintenance Initiative

OPERATIONAL IMPROVEMENTS

Sustainability

Safety



THE OHIO STATE UNIVERSITY

INITIATIVES AND ACCOMPLISHMENTS

FDC – Stakeholder Insights

Deferred Maintenance Initiative

Operational Improvements

SUSTAINABILITY

Safety



THE OHIO STATE UNIVERSITY

INITIATIVES AND ACCOMPLISHMENTS

FDC – Stakeholder Insights

Deferred Maintenance Initiative

Operational Improvements

Sustainability

SAFETY



THE OHIO STATE UNIVERSITY

An aerial photograph of The Ohio State University campus, showing a dense grid of buildings and a large central green space. Overlaid on the green space is a complex network diagram consisting of numerous lines radiating from a central point, forming a star-like pattern. The text 'Framework 3.0' is prominently displayed in the upper left quadrant.

Framework 3.0

THE OHIO STATE UNIVERSITY

AYERS
SAINT
GROSS

NOVEMBER 15, 2022



Introduction



PREPARE

INITIATE

SCENARIOS

DRAFT & FINAL PLAN

- **FEB 2022**
BOT Approval to begin Framework 3.0
- **MAR/APR**
RFQs issued
Interviews
- **MAY**
Selected Ayers Saint Gross
(Framework 2.0, CFAES and Regional Campus Framework Plans)

- **JUNE**
Kick-off Meetings
Campus Tours
- **JUL/AUG**
Virtual Listening Sessions
- **SEPT**
Campus Engagement
Draft Planning Principles
Initial Campus Analysis
- **NOV**
Leadership Updates
Space Needs Assessment
Campus Analysis
- **DEC**
Final Planning Principles
Concept Plan

- **JAN 2023**
Scenario Workshop #1
- **FEB**
Scenario Workshop #2
- **MAR**
Scenario Workshop #3
- **APR**
Scenario Workshop #4

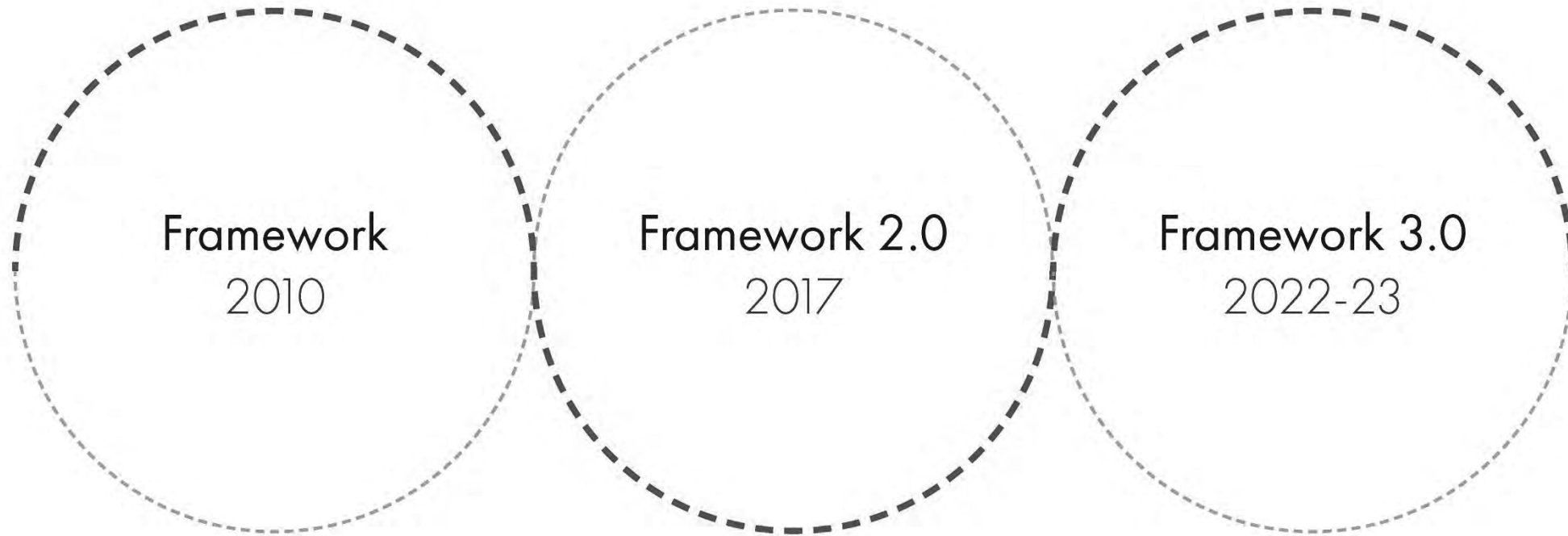
- **MAY**
Draft Plan Review
- **JUNE**
Cost Estimates
Prioritization
- **JULY**
Project Phasing
Develop Tools
- **AUGUST**
Final Plan
- **SEPT+**
Final Approvals
Final Deliverables



Where we've been:

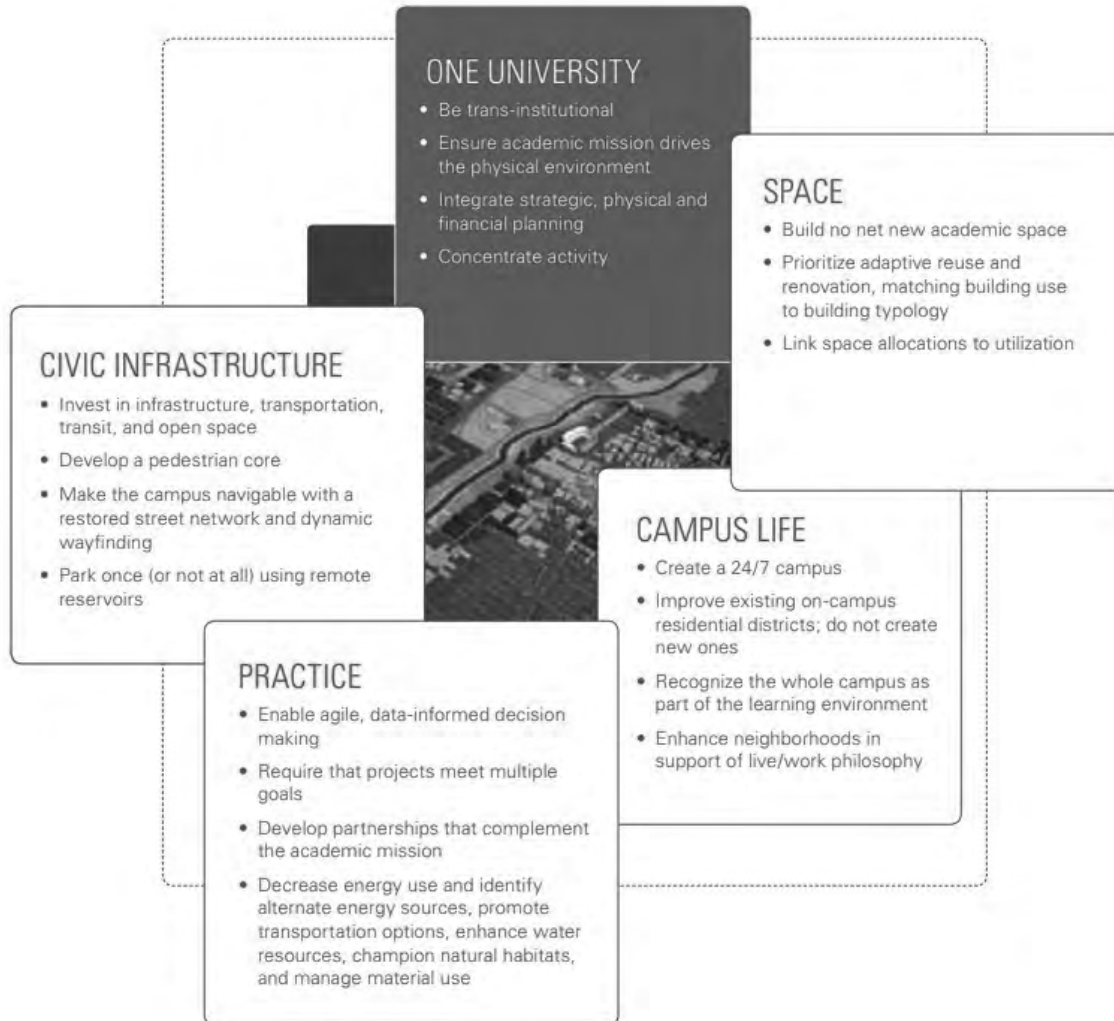
Framework

A LIVING DOCUMENT



Foundational Strategies & Goals

FRAMEWORK 1.0



FRAMEWORK 2.0



Promote Student Success



Support Academic, Research & Outreach



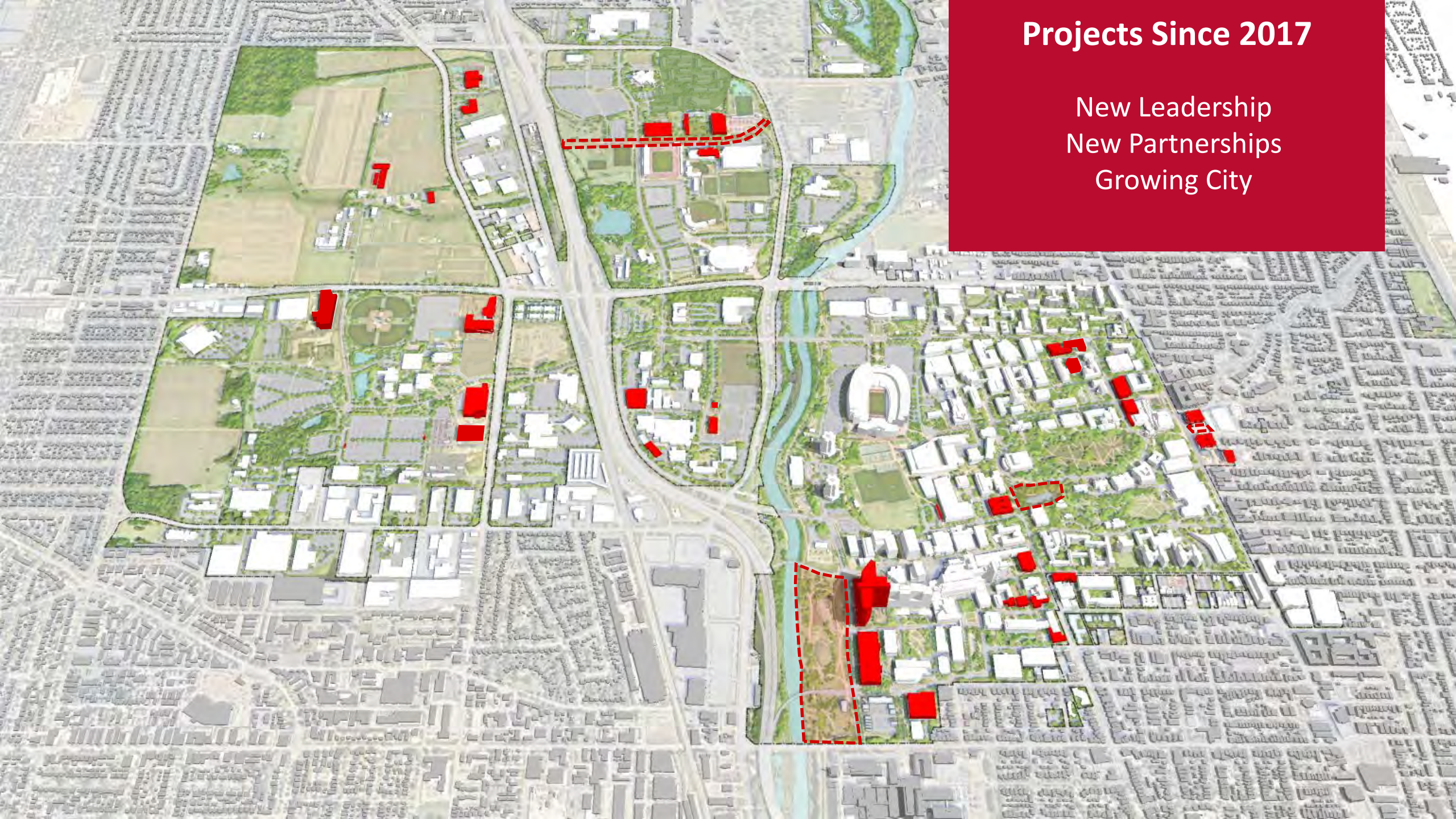
Strengthen Access & Connectivity



Transform Open Space & Natural Systems

Projects Since 2017

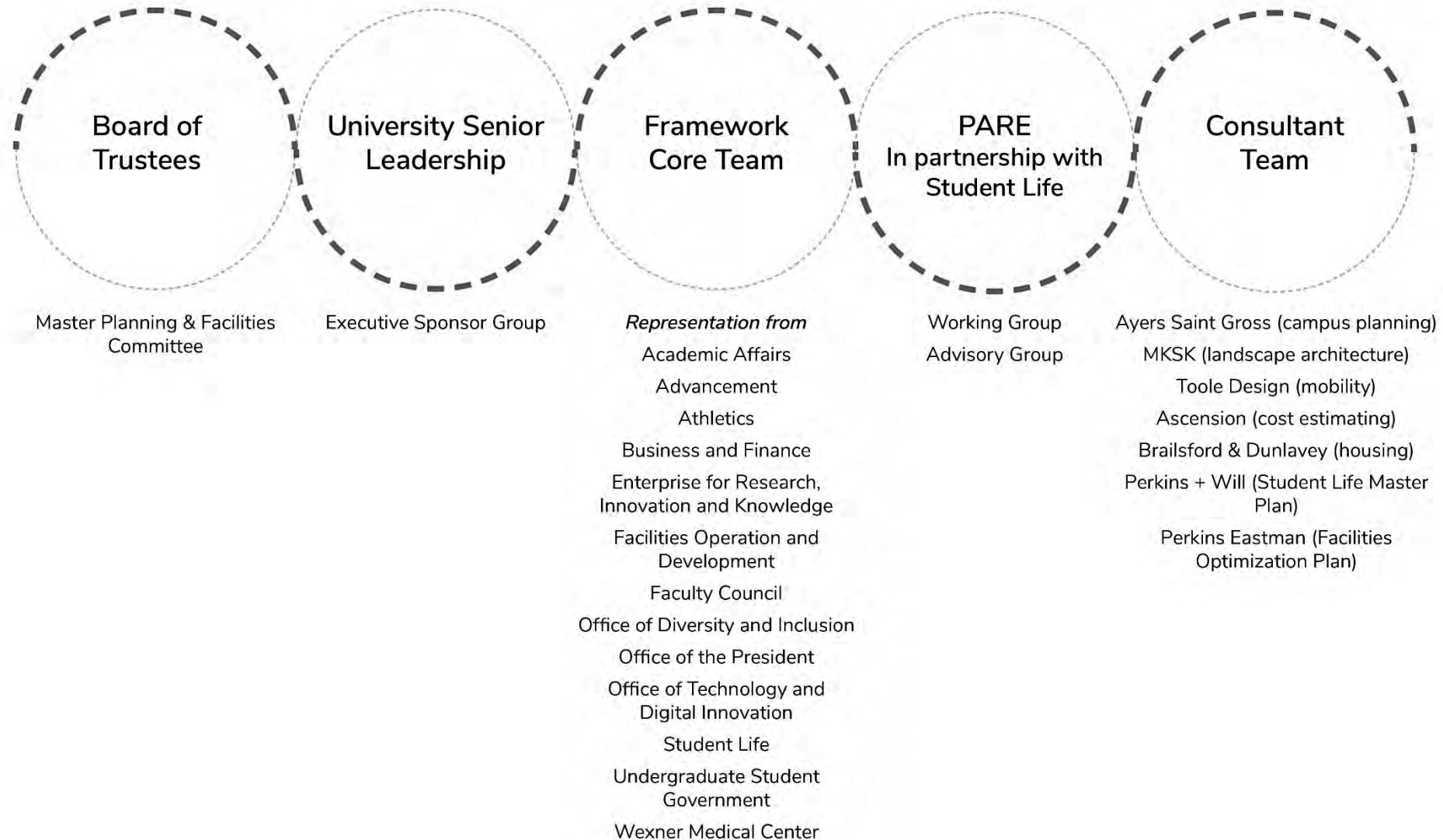
New Leadership
New Partnerships
Growing City





Where we are now:

Collaborative Structure



Planning Efforts Completed:

Time and Change Construction Projects

CFAES Master Plan

Classroom Master Plan

University Office and Research Space Standards

CTPP (3)

Housing Study

Recreation Master Plan

Athletics District Plan

Stormwater Master Plan

Sustainable Building Design Standards

15th + High Development

Olentangy Corridor Study

Concession Agreements

Kinnear Road Corridor Study

Framework 3.0 Planning Coordination

- Student Life Planning
- West Campus Innovation District
- Wexner Medical Center – Facilities Optimization Plan
- Academic Plan
- Deferred Maintenance and Infrastructure Planning
- Diversity, Equity and Wellness Goals
- Sustainability Targets
- City and Community Coordination



Listening First

ENGAGEMENT SUMMARY

230+

Faculty/Staff engaged through 29 listening sessions

360+

Students engaged through poster sessions at five on-campus sites

4,300+

Total individuals engaged through two separate online surveys



Ohio Union

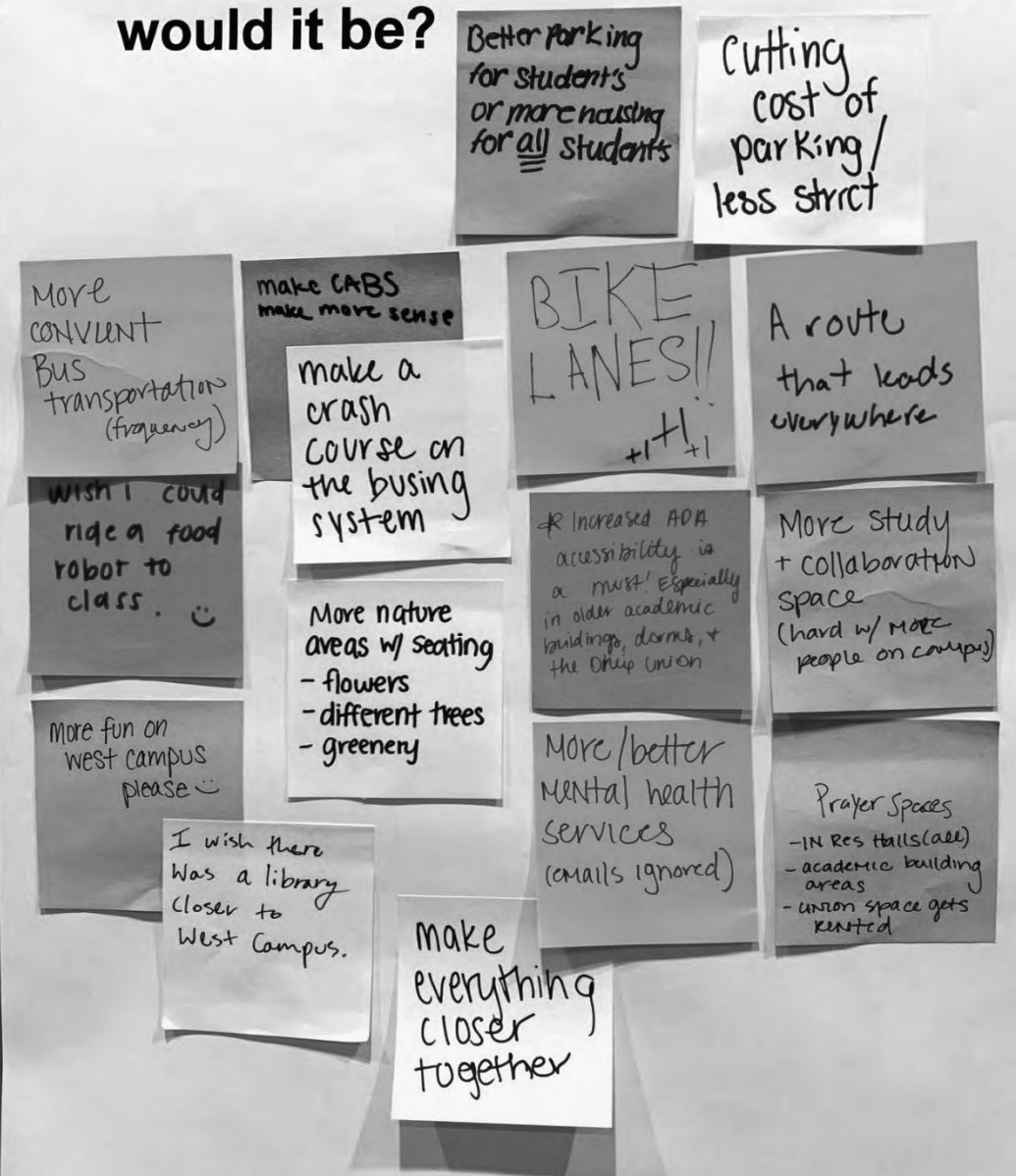


North Residential District

What we heard:

- Narrow the gap in space quality across campus
 - New learning / collaboration spaces are flexible & tech-rich
 - Hybrid/Virtual-friendly spaces
 - Support parenting students
 - Improve wayfinding across campus and in construction zones
 - Cultivate campus edges
 - Incorporate wellness and universal design
 - More amenity spaces throughout campus
 - Create and preserve different scales of open space
 - How do you make campus feel small? – more/better transit
-

If you could make **ONE BIG CHANGE** to the built physical campus, what would it be?





Data Collection

Fall 2022 Course Schedule

Facility Index Condition Reports

Sustainability Targets

Wifi Connection Locations

University Space Inventory

University GIS Data

University BIM

Capital Plan Projects

R&D Awards

R&D Expenditures

Employee Data

Parking Data

Faculty/Staff Growth

Student Enrollment

Energy Audits

Heritage Building List

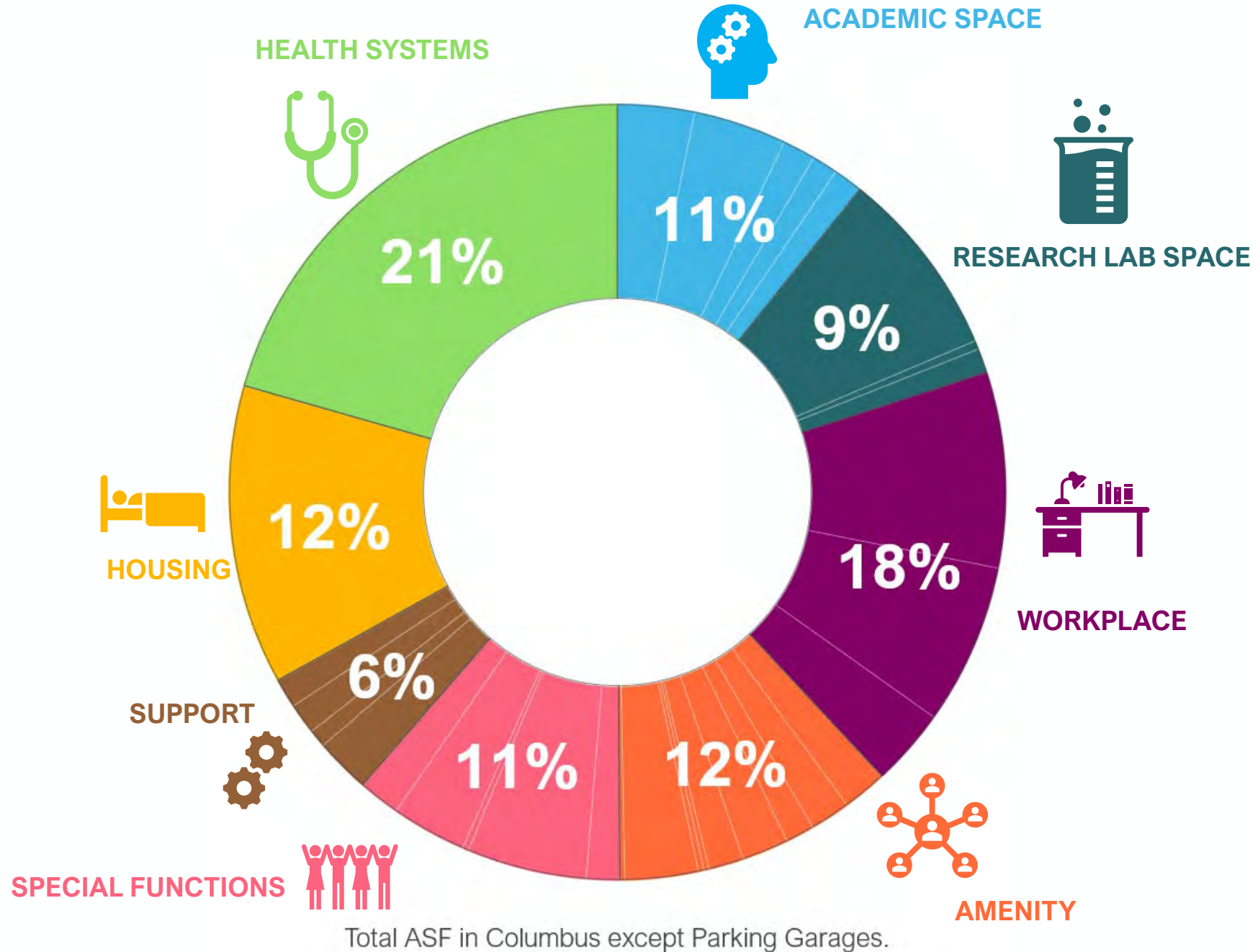
Completed Plans and Studies

Building Inventory

Analysis

Post-Covid Space Utilization

- Space Quality
- Strategic Growth and Needs
- Housing Needs
- Facility Condition
- Campus Experience
- Public Perception



Analysis

Post-Covid Space Utilization

Space Quality

Strategic Growth

Sustainability and Wellness Goals

Housing Needs

Facility Condition

Campus Experience

Public Perception

NEW / RENOVATED



AGING

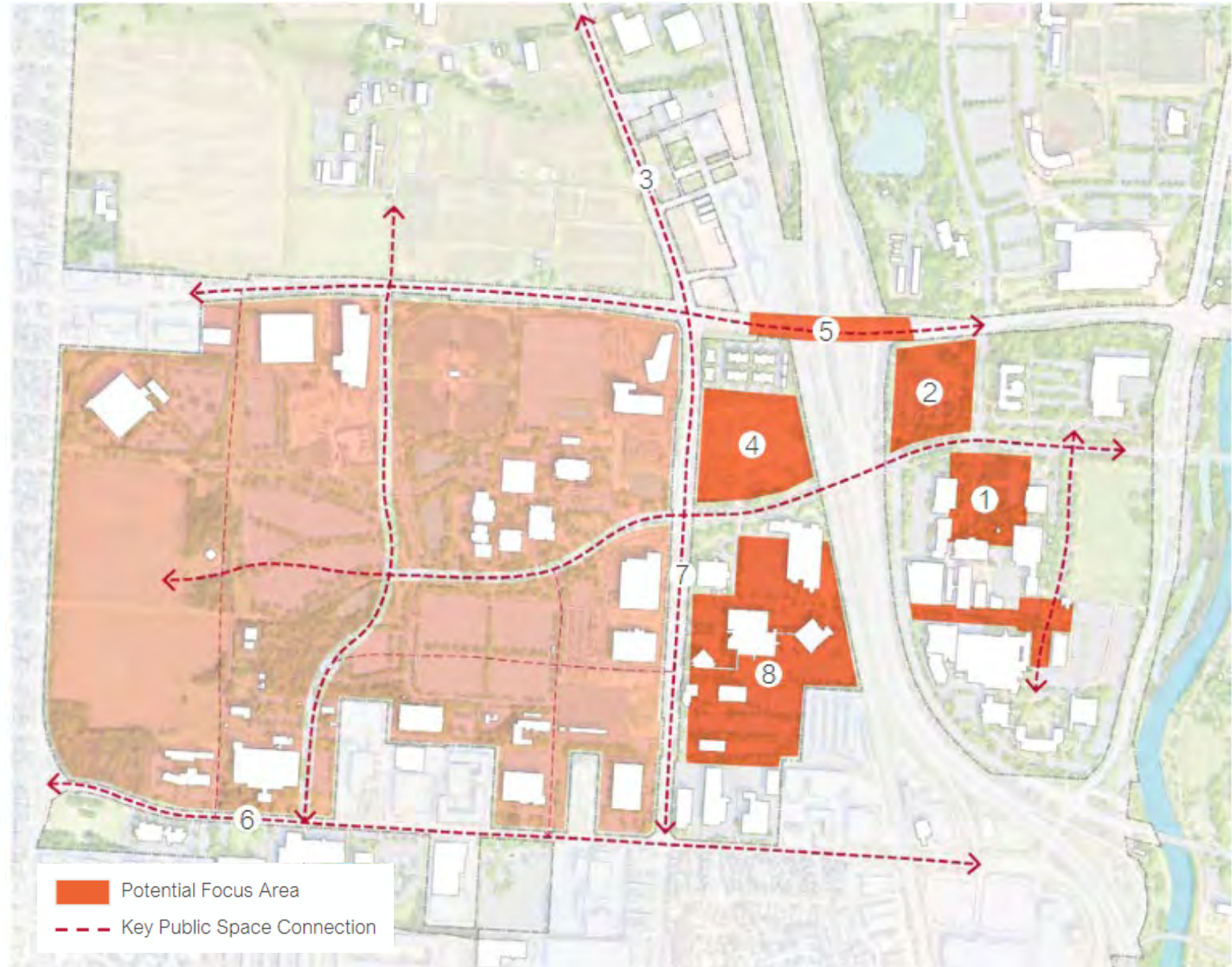


Analysis

Post-Covid Space Utilization
Space Quality

Strategic Growth

Housing Needs
Facility Condition
Campus Experience
Public Perception



Analysis

Post-Covid Space Utilization

Space Quality

Strategic Growth

Housing Needs

Facility Condition

Campus Experience

Public Perception



Analysis

Post-Covid Space Utilization

Space Quality

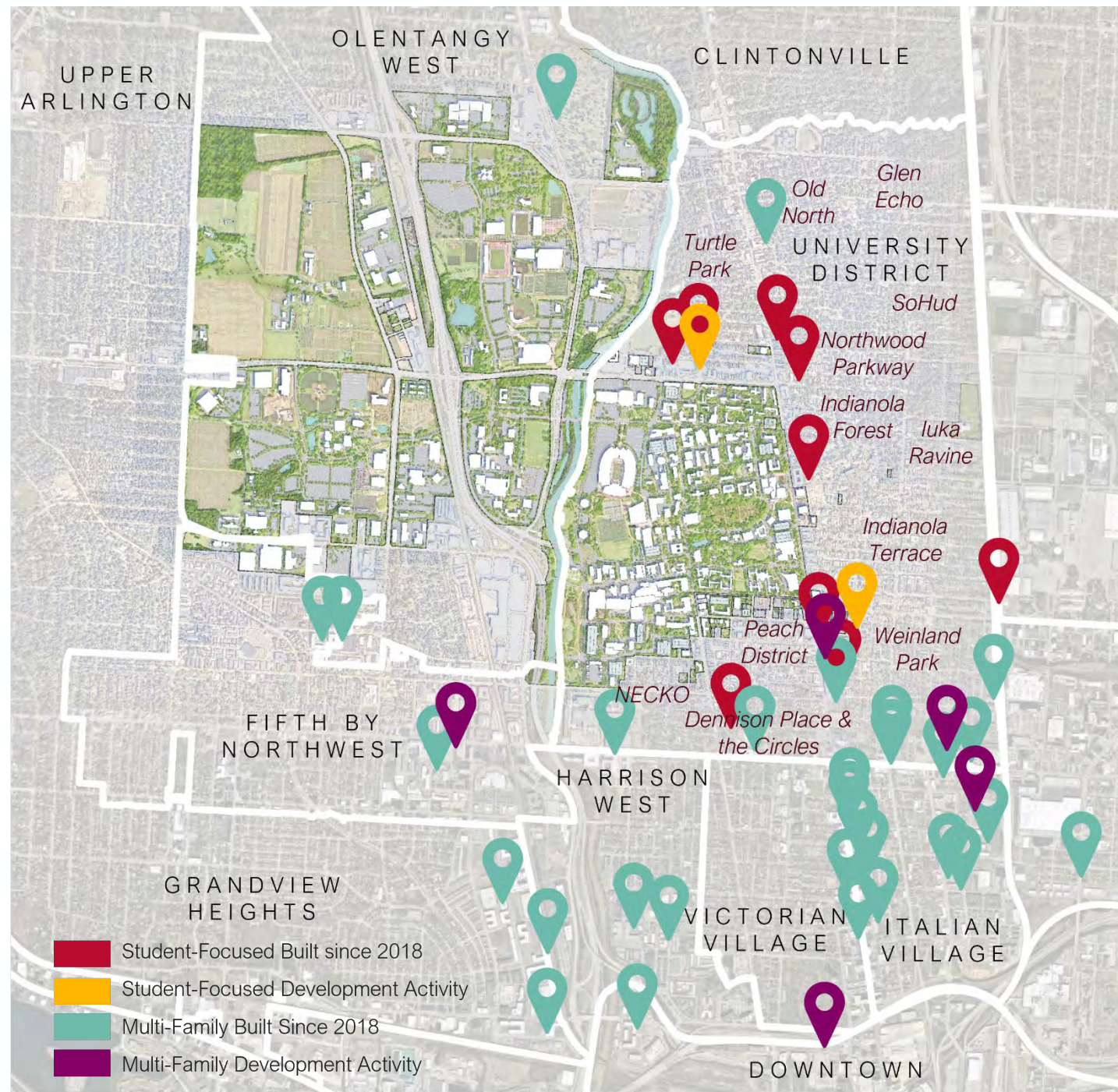
Strategic Growth

Housing Needs

Facility Condition

Campus Experience

Public Perception

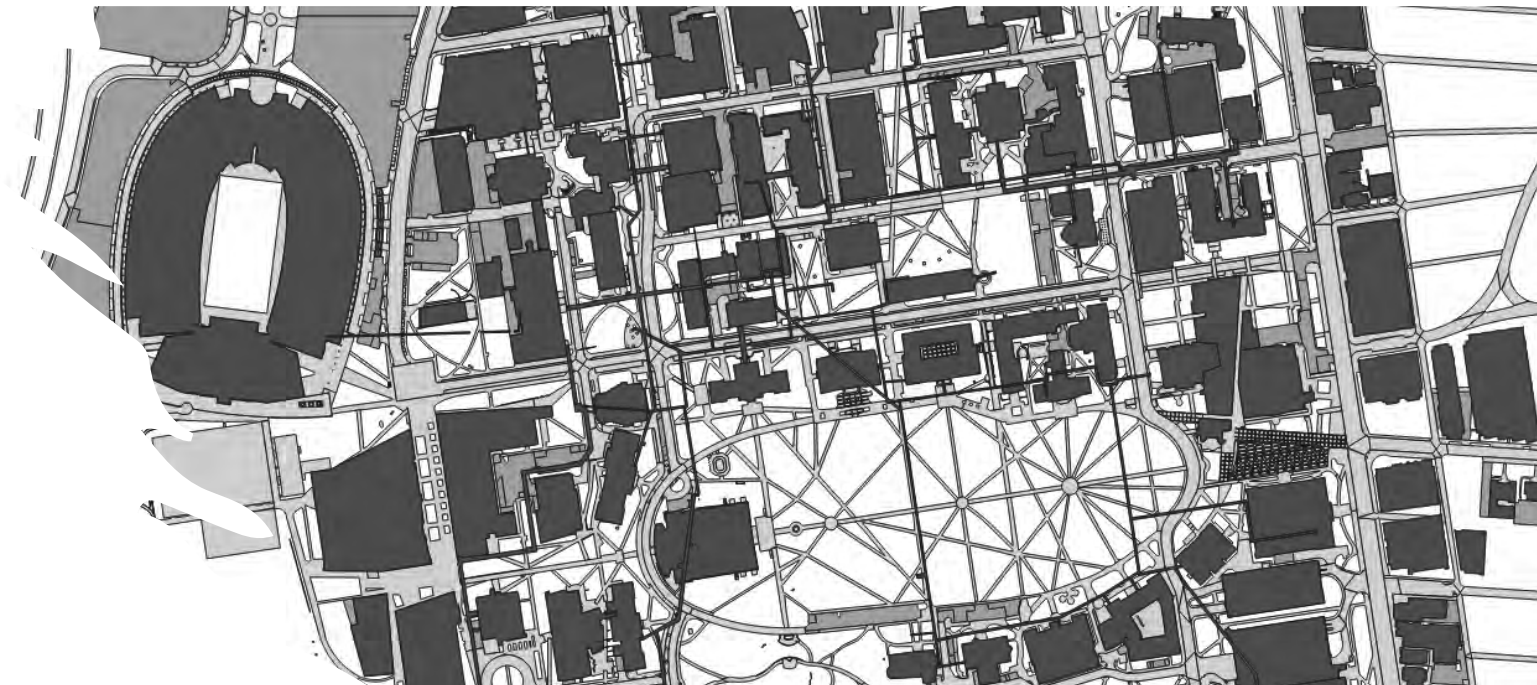


Analysis

Post-Covid Space Utilization
Space Quality
Strategic Growth and Needs
Housing Needs

Facility Condition

Campus Experience
Public Perception



Analysis

Post-Covid Space Utilization

Space Quality

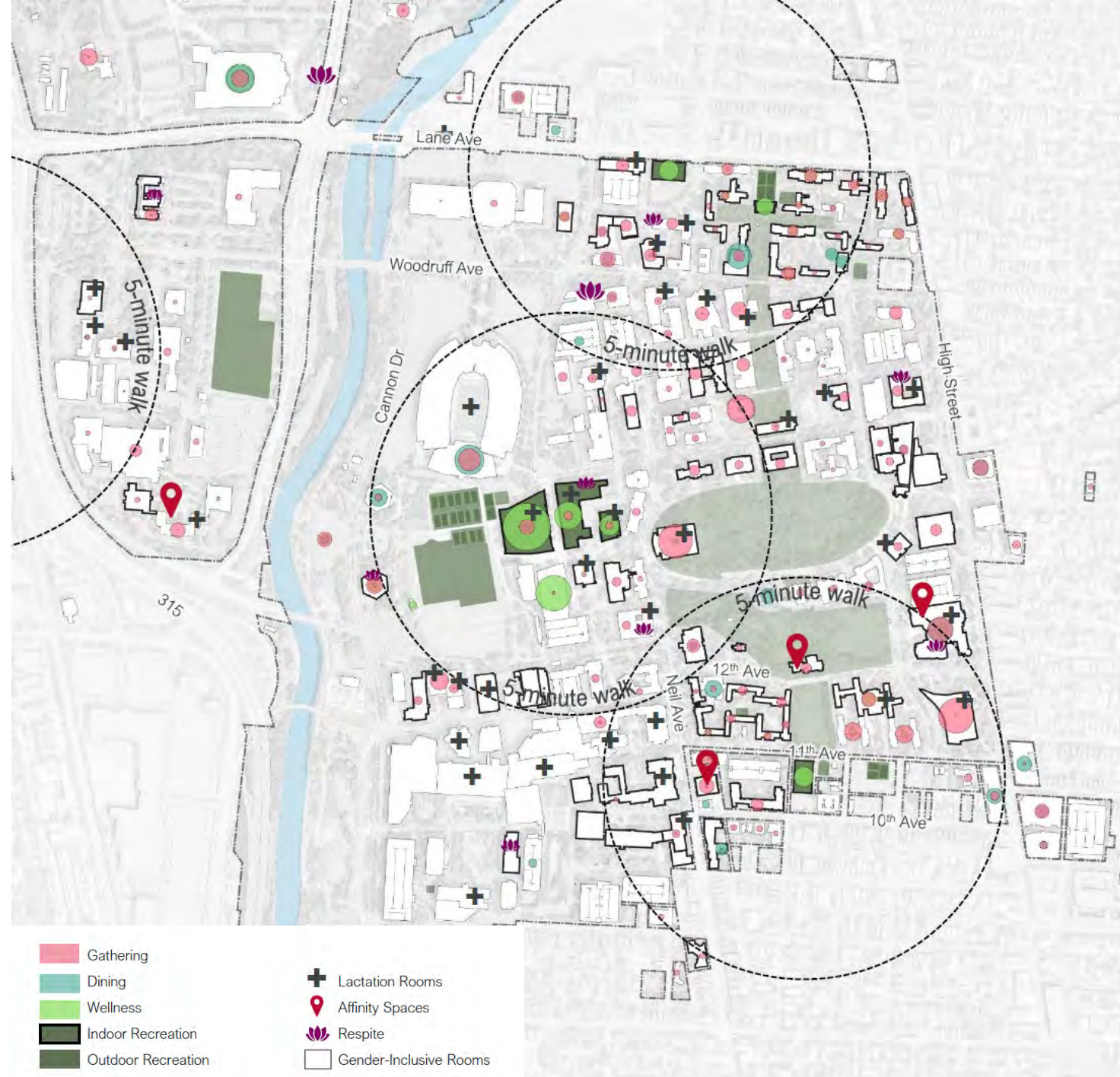
Strategic Growth

Housing Needs

Facility Condition

Campus Experience

Public Perception



Analysis

Post-Covid Space Utilization

Space Quality

Strategic Growth

Housing Needs

Facility Condition

Campus Experience

Public Perception

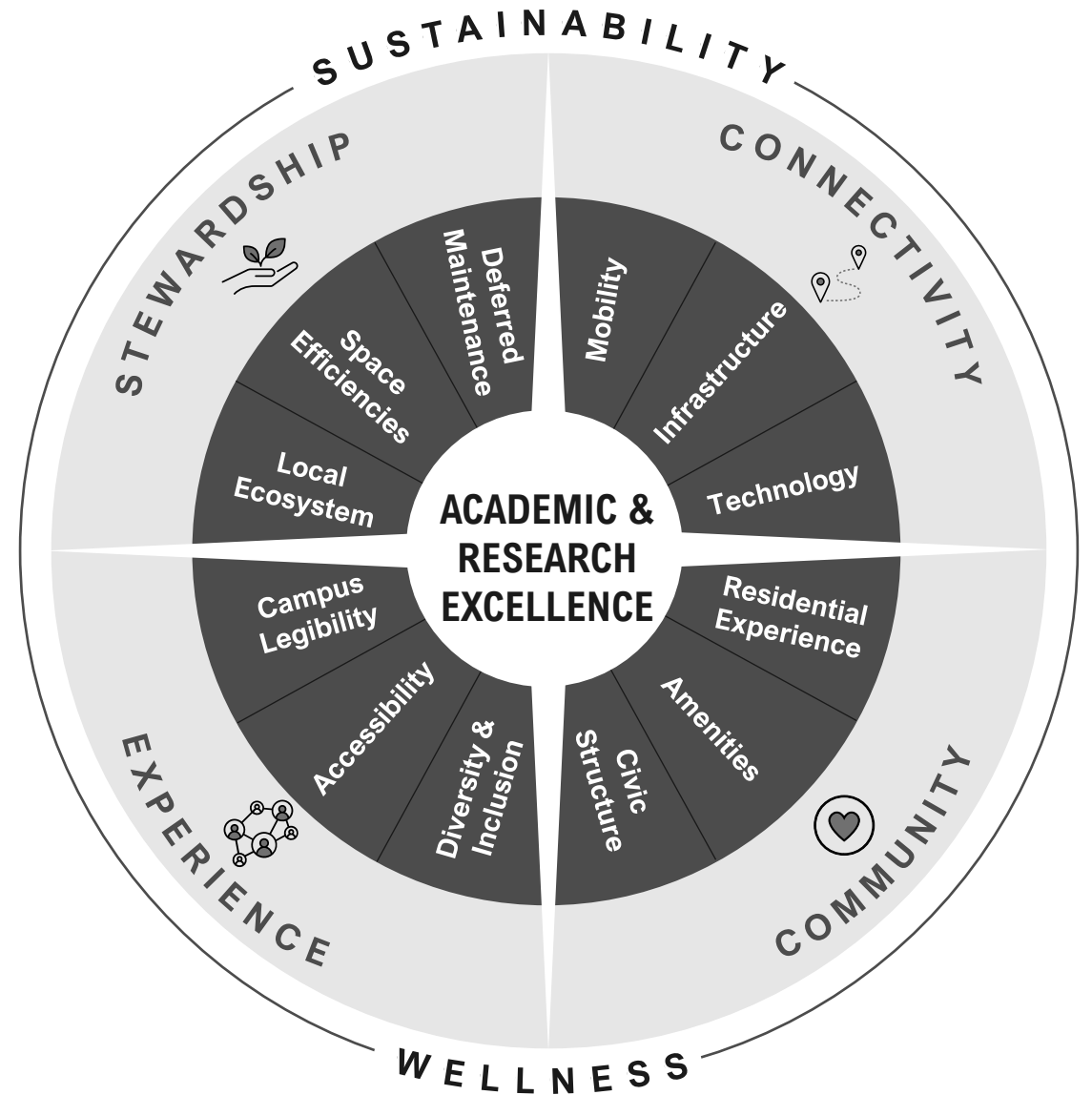




Where we are going:

Framework 3.0

DRAFT Planning Principles



Next Steps

- **November 2022**
 - Complete Space Needs Assessment + Projections
 - Refine physical campus assessment
 - Board Update
- **December**
 - Finalize planning principles
 - Identify areas of focus for scenario workshops;
 - Develop Concept Plan
- **January-April:**
 - Scenario Workshops
 - Board Update
- **May-July:**
 - Develop draft plan
 - Board Update
- **July-September**
 - Finalize plan and deliverables
- **November 2023**
 - Board Approval





Summary and Questions



THE OHIO STATE UNIVERSITY

OSU Tunnel Exigency Request

Master Planning & Facilities Committee

November 15, 2022

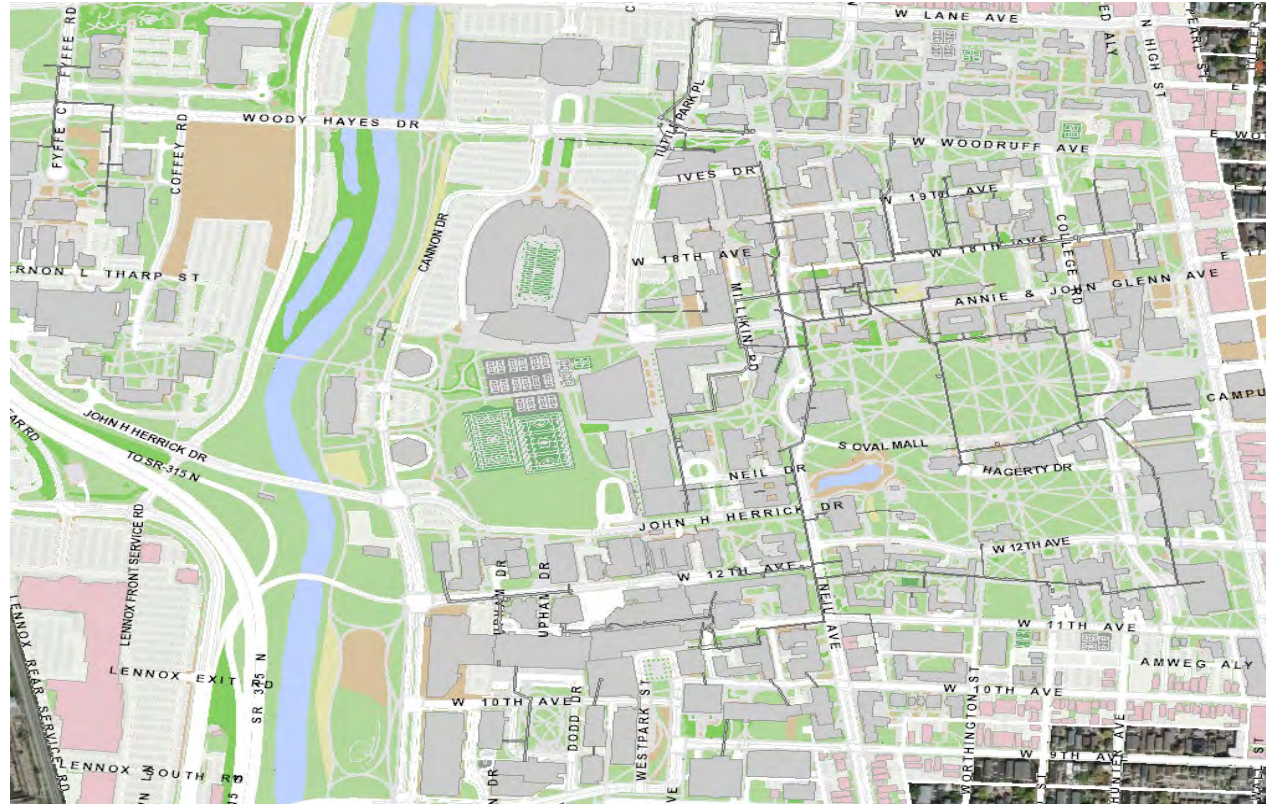


Tunnel Overview

Tunnel network
~ 7 miles

Construction Types
Cast In Place Concrete
Brick Arch
Other

Tunnel system components
Ventilation
Egress/signage
Sump pumps
Lighting
Piping supports
Other elements





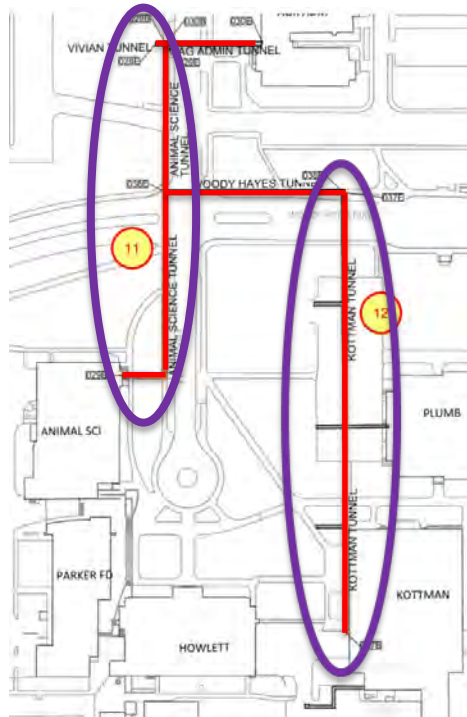


- 2019 – Inspection completed showing areas in need of rehabilitation (no immediate action needed)
- September 1, 2022- Re-inspection showed significant, advanced deterioration requiring immediate action at two locations on midwest campus and four locations in the academic core
- September 13, 2022 – The university requested an exigency from Ohio Facilities Construction Commission
- September 16, 2022 - Interim Board of Trustees approval granted by chairs of Master Planning & Facilities and Finance & Investment Committees
- September 21, 2022 – Exigency request approved exempting the project from competitive bidding
- November 15, 2022 – Board of Trustees update per board policy



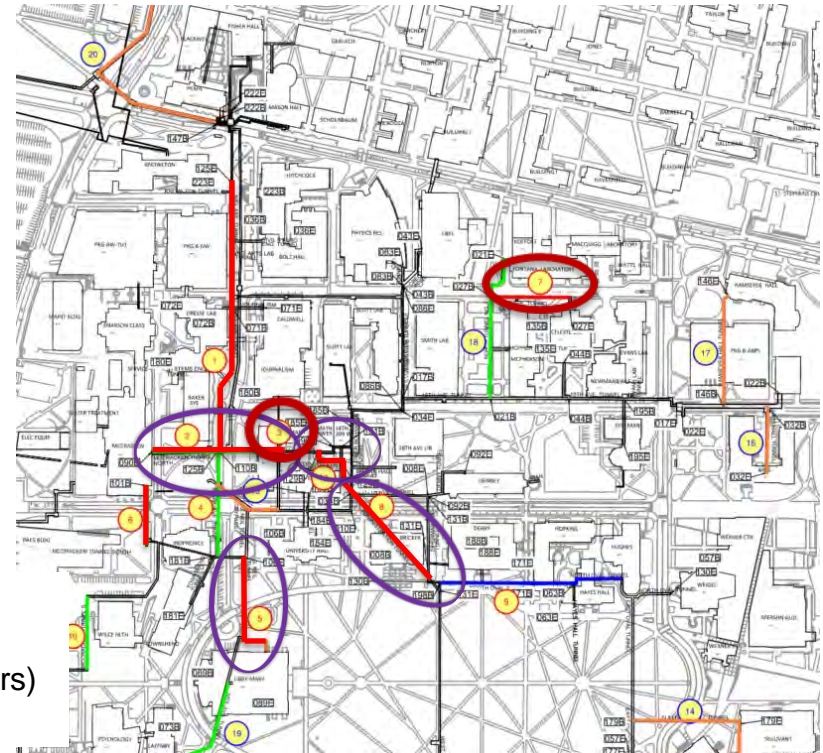
FY23 Exigency: \$2.5 million Emergency Stabilization

MIDWEST CAMPUS



- Emergency Shoring
- Immediate
- High Priority (1-3yrs)
- Medium Priority (3-5 yrs)
- Low Priority (5+yrs)

CENTRAL CAMPUS NORTH



SUMMARY OF ACTIONS TAKEN

August 18, 2022 – Master Planning & Facilities Committee Meeting

Members Present:

Alexander R. Fischer
Alan A. Stockmeister
Elizabeth A. Harsh

Reginald A. Wilkinson
James D. Klingbeil

Robert H. Schottenstein
Hiroyuki Fujita (ex officio)

Members Present via Zoom: N/A

Members Absent: N/A

PUBLIC SESSION

The Master Planning & Facilities Committee of The Ohio State University Board of Trustees convened on Thursday, August 18, 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 8:00 a.m.

Mr. Fischer welcomed Alan Stockmeister to his new role as vice chair of the Master Planning & Facilities Committee. He also thanked Jim Klingbeil for his longtime service as vice chair and for his continued service as a member of the committee. Additionally, Mr. Fischer officially welcomed Amanda Hoffsis to her new role at the university as Vice President of Planning, Architecture and Real Estate.

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, 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. Stockmeister, Mrs. Harsh, Dr. Wilkinson, Mr. Klingbeil, Mr. Schottenstein and Dr. Fujita.

The committee entered executive session at 8:02 a.m. and returned to public session at 9:00 a.m. Mr. Schottenstein departed during executive session.

PUBLIC SESSION***Items for Discussion***

1. **Physical Environment Scorecard:** The Physical Environment Scorecard shared FY22 year-end data through June 2022. Seven metrics continued to be coded red (does not meet target by greater than 10%): % Projects Completed On Time >\$200K, CABS Riders, All Parking Garage Peak Time Occupancy %, Sum of Daily Temporary Parking Space Closures, WOSU Digital Audience, Major On-Campus Crimes and Average Response Time to In-Progress Calls for Service. The Facility Condition Index metric continues to be coded yellow (within 10% of target). Jay Kasey, Senior Vice President for Administration and Planning, explained that for the % Projects Completed On Time >\$200K metric, a performance improvement plan is in development, and he anticipates seeing positive results within the 2023 fiscal year. As it was noted at the May meeting, many of the projects that were not completed on time in the past fiscal year were negatively impacted by supply chain and scheduling issues related to the COVID-19 pandemic.



Mr. Kasey also discussed the major on- and off-campus crime statistics. The majority of on-campus crimes (136) for the fiscal year fell under the theft of motor vehicle category, primarily stolen catalytic converters. If those crimes were removed from consideration, the metric would have been green/below target for major on-campus crimes. Mr. Kasey and members of the committee acknowledged the important collaboration taking place between the Ohio State University Police and the Columbus Police that led to major off-campus crimes being green/below target for the fiscal year. Mr. Kasey and Dr. Melissa Shivers, Senior Vice President for Student Life, also discussed how students receive basic safety training each fall regarding on-campus behaviors, and Student Life has been regularly engaging with the university's Parent and Family Roundtable to keep them up to date on a variety of topics about Ohio State, but primarily safety.

(See Attachment X for background information, page XX)

- 2. Major Project Updates: Mark Conselyea, Vice President for Facilities Operations and Development (FOD), shared this standard report that includes an on-time and on-budget indicator for all projects over \$20M. There are a total of 15 major projects underway totaling almost \$3.5 billion across the university and Wexner Medical center. One project, the Combined Heat & Power Plant (CHP), was listed as "not on track" for budget and schedule. Mr. Conselyea noted that ENGIE is in final contract negotiations with a new contractor and expects to resume work on the CHP project by the end of September. The WMC Outpatient Care West Campus is being watched closely for budget and schedule. Multiple trustees shared their appreciation for the skill and dedication of the FOD team to only have two projects not on schedule just two years after the onset of the COVID-19 pandemic. Mr. Conselyea also shared photos and details about major projects that have been completed since the last committee meeting, including Jane E. Heminger Hall.

(See Attachment X for background information, page XX)

Items for Action

- 3. Approval of Minutes: No changes were requested to the May 19, 2022, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
- 4. Resolution No. 2023-20: Approval of Fiscal Year 2023 Capital Investment Plan:

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

WHEREAS the university has presented the recommended capital expenditures for the fiscal year ending June 30, 2023; 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, 2023, as described in the accompanying documents; and

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

(See Appendix X for background information, page XX)



5. Resolution No. 2023-21: Approval of Ohio State Energy Partners Utility System Capital Improvements Plan for Fiscal Year 2023 and Approval of a Change in Cost of a Previously Approved Capital Improvement Project:

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”) utility system capital improvements plan (“OSEP CIP”) for fiscal year 2023; authorization for OSEP to make such 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”); and approval of a change in cost for a previously approved capital improvement project are proposed.

WHEREAS the Agreement requires OSEP to annually submit an OSEP CIP for approval; and

WHEREAS the Board of Trustees approved an interim fiscal year 2023 OSEP CIP in May 2022, prior to the university’s finalization of its capital investment plan for fiscal year 2023; and

WHEREAS the university has now finalized its capital investment plan for fiscal year 2023; 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 OSEP has provided detailed descriptions of the proposed capital improvement projects, including the construction schedules, 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, including the schedules as detailed in the project approval requests; and

WHEREAS these capital expenditures for the approved OSEP CIP utility system projects will be added to the utility fee pursuant to the Agreement and any associated university directives; and

WHEREAS certain design changes were made to the previously approved Combined Heat and Power plant capital project, 16-19-EXP (the “CHP Exterior”), which resulted in an increase in certain CHP Exterior costs; and

WHEREAS the university will reimburse OSEP directly for the increased CHP Exterior costs which will not be added to the utility fee; 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 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 the fiscal year 2023 OSEP CIP, as well as the increase of CHP Exterior costs 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.

(See Appendix X for background information, page XX)

6. Resolution No. 2023-22: Approval of the Board of Trustees Review and Approval of Facilities Improvement Projects, Planning Studies, and Real Estate Transactions Policy Revisions:

Synopsis: Approval of a revision to the Facilities Improvement Projects, Planning Studies, and Real Estate Transactions policy is proposed.

WHEREAS the university has the flexibility to undertake facilities improvement projects, planning studies, and/or real estate transactions in an expeditious manner while preserving the authority and ability of the Board of Trustees to review and approve projects as the Board of Trustees determines appropriate; and

WHEREAS it is desirable to clarify the review and approval process for all facilities improvement projects estimated to cost \$200,000 or more, and, when appropriate, the actions taken in intervening periods between regularly scheduled Board meetings; and

WHEREAS the goal of the revised policy is to align with current procedures, as well as the Project Funding Agreements set forth in the University Debt policy, and make it easier for members of the university community to understand them; and

WHEREAS all facilities improvement projects estimated to cost \$200,000 or more must be in the university's capital investment plan; and

WHEREAS the revised policy formalizes guidelines for energy or water saving contracts, and non-concessionary and/or non-Columbus contracts that align with Ohio State's sustainability goals; and

WHEREAS the revised policy clarifies that Administration and Planning is responsible for monitoring projects costs and reporting project status at each Board meeting (as required); and

WHEREAS the President's Cabinet, the Senior Management Council, the Senior Vice President for Administration and Planning, and other involved and interested individuals have reviewed the attached facilities improvement projects and real estate transactions policy; and

WHEREAS the Board of Trustees has a history of approving the facilities improvement projects and real estate transactions policy, including most recently in April 2013:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the attached Board of Trustees Review and Approval of Facilities Improvement Projects and Real Estate Transactions policy, proposed to be effective August 30, 2022.

(See Appendix X for background information, page XX)



7. Resolution No. 2023-23: Approval to Enter Into and/or Increase Professional Services and Construction Contracts:

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS

- Bus Testing Facility
- Doan – Roof Replacement
- Ohio State East Hospital – T1 Emergency Generator
- Emergency Response Radio System

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

- Celeste Lab Renovation
- Martha Morehouse Tower HVAC Infrastructure and Interior Upgrades
- Wexner Medical Center Inpatient Hospital

APPROVAL TO INCREASE CONSTRUCTION CONTRACTS

- Interdisciplinary Health Sciences Center

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 | |
|--|--------------------------------------|--------------------|-------------------|
| Bus Testing Facility | \$1.5M | \$1.5M | Other-Grant Funds |
| Doan – Roof Replacement | \$1.1M | \$1.1M | Auxiliary Funds |
| Ohio State East Hospital – T1 Emergency Generator | \$0.6M | \$0.6M | Auxiliary Funds |
| Emergency Response Radio System | \$1.4M | \$1.4M | 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 | |
|---|--------------------------------------|---------------------------------------|-----------------|--|
| Celeste Lab Renovation | \$2.1M | \$16.5M | \$18.6M | Fundraising University Funds State Funds |
| Martha Morehouse Tower HVAC Infrastructure and Interior Upgrades | \$0.5M | \$1.0M | \$1.5M | Auxiliary Funds |



| | Prof. Serv. Approval Requested | Construction Approval Requested | Total Requested | |
|--|--------------------------------------|---------------------------------------|-----------------|--|
| Wexner Medical Center Inpatient Hospital | \$0.1M | \$6.0M | \$6.1M | University Debt Fundraising Auxiliary Funds Partner Funds |

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

| | Construction Approval Requested | Total Requested | |
|--|---------------------------------------|-----------------|--|
| Interdisciplinary Health Sciences Center | \$1.1M | \$1.1M | Fundraising University funds Auxiliary funds 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 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 of Trustees at the appropriate time.

(See Appendix X for background information, page XX)

8. Resolution No. 2023-24: Approval for Lease of Real Property at Taylor and Atcheson Streets:

At Taylor and Atcheson Streets
Near Outpatient Care East – Wexner Medical Center
Franklin County, Ohio

Synopsis: Authorization to ground lease property located adjacent to Outpatient Care East, on Taylor and Atcheson Streets, in the City of Columbus, Franklin County, Ohio, for future medical utilization and development, is proposed.

WHEREAS The Ohio State University seeks to ground lease approximately 2.375 acres of real property located near Outpatient Care East, in the City of Columbus, Ohio; and

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



WHEREAS utilization and future development on the subject land is consistent with The Ohio State University planning processes; and

WHEREAS any future development shall be subject to university review:

NOW THEREFORE

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

(See Appendix X for background information, page XX)

9. Resolution No. 2023-25: Approval for Lease of Real Property at Don Scott Airport:

AT DON SCOTT AIRPORT
FRANKLIN COUNTY, OHIO

Synopsis: Authorization to ground lease property located at Don Scott Airport, near West Case Road, in the 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 1.5 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 The 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 that the President and/or Senior Vice Presidents for Business and Finance and Administration and 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.

(See Appendix X for background information, page XX)



10. Resolution No. 2023-26: Approval for Sale of Real Property at 6723 West Old Lincoln Way in Wooster:

Synopsis: Authorization to sell real property located at 6723 West Old Lincoln Way, Wooster, Wayne County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 313 acres of property located at 6723 West Old Lincoln Way, in Wooster, Ohio that is approximately 7 miles west of the Wooster Campus and is identified as Wayne County parcel number 42-00151.000; and

WHEREAS the property has been deemed excess and sale of the property will not affect the College of Food, Agricultural, and Environmental Sciences operations:

NOW THEREFORE

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

(See Appendix X for background information, page XX)

11. Resolution No. 2023-27: Approval for Sale of Real Property at 2145 Millersburg Road in Wooster:

38+/- ACRES AT 2145 MILLERSBURG ROAD,
WOOSTER, WAYNE COUNTY, OHIO

Synopsis: Authorization to sell real property located at 2145 Millersburg Road, Wooster, Wayne County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 38 acres of property located at 2145 Millersburg Road in Wooster, Ohio that is approximately 1/4 mile from the Wooster Campus and is identified as Wayne County parcel number 56-02497.000; and

WHEREAS the property has been deemed excess and sale of the property will not affect the College of Food, Agricultural, and Environmental Sciences operations:

NOW THEREFORE

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

(See Appendix X for background information, page XX)

12. Resolution No. 2023-28: Approval for Sale of Real Property along Prairie Lane Road in Wooster:

31+ ACRES ALONG PRAIRIE LANE ROAD,
WOOSTER, WAYNE COUNTY, OHIO

Synopsis: Authorization to sell real property located along Prairie Lane Road, Wooster, Wayne County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 31 acres of property located along Prairie Lane Road in Wooster, Ohio, that is approximately 3/4 mile from the Wooster Campus and is identified as Wayne County parcel number 56-02396.000; and

WHEREAS the property has been deemed excess and sale of the property will not affect the College of Food, Agricultural, and Environmental Sciences operations:

NOW THEREFORE

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

(See Appendix X for background information, page XX)

13. Resolution No. 2023-29: Approval for Sale of Real Property along Millborne Road in Apple Creek:

+/- 26 ACRES ALONG MILLBORNE ROAD,
APPLE CREEK, WAYNE COUNTY, OHIO

Synopsis: Authorization to sell real property located along Millborne Road, Apple Creek, Wayne County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 26 acres of property located along Millborne Road in Apple Creek, Ohio that is adjacent to the Grace Drake Agricultural Laboratory and is identified as Wayne County parcel numbers 27-01879.000, 27-01880.000, and 28-00466.000; and

WHEREAS the property has been deemed excess and sale of the property will not affect the College of Food, Agricultural, and Environmental Sciences operations:

NOW THEREFORE

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

(See Appendix X for background information, page XX)



14. Resolution No. 2023-30: Approval for Sale of Real Property at 1427 Dover Road in Wooster:

3.9+/- ACRES AT 1427 DOVER ROAD,
WOOSTER, WAYNE COUNTY, OHIO

Synopsis: Authorization to sell real property located at 1427 Dover Road, Wayne County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 3.9 acres of property located at 1427 Dover Road in Wooster, Ohio that is adjacent to the College of Food, Agricultural and Environmental Sciences Wooster campus and is identified as Wayne County parcel number 66-00108.000; and

WHEREAS the property has been deemed excess and sale of the property will not affect the College of Food, Agricultural, and Environmental Sciences operations:

NOW THEREFORE

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

(See Appendix X for background information, page XX)

15. Resolution No. 2023-31: Approval for Sale of Real Property along Dover Road in Franklin Township:

3+/- ACRES ALONG DOVER ROAD,
FRANKLIN TOWNSHIP, WAYNE COUNTY, OHIO

Synopsis: Authorization to sell real property located along Dover Road, Franklin Township, Wayne County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 3 acres of property along Dover Road, identified as being a portion of Wayne County parcel number 30-01372.000; and

WHEREAS the property has been deemed excess and sale of the property will not affect the College of Food, Agricultural, and Environmental Sciences operations:

NOW THEREFORE

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

(See Appendix X for background information, page XX)



16. Resolution No. 2023-32: Approval for Sale of Real Property at 2800 East Pleasant Home Road in Creston:

~197+/- ACRES AT 2800 EAST PLEASANT HOME ROAD,
CRESTON, WAYNE COUNTY, OHIO

Synopsis: Authorization to sell real property located at 2800 East Pleasant Home Road, Creston, Wayne County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 197 acres of property located at 2800 East Pleasant Home Road in Creston, Ohio that is identified as being Wayne County parcel number 07-00180.000; and

WHEREAS the property has been deemed excess and sale of the property will not affect the College of Food, Agricultural, and Environmental Sciences operations:

NOW THEREFORE

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

(See Appendix X for background information, page XX)

17. Resolution No. 2023-33: Approval for Sale of Real Property along State Route 621 in Crawford and White:

10+/- ACRES ALONG STATE ROUTE 621,
CRAWFORD & WHITE EYES TOWNSHIP, COSHOCTON COUNTY, OHIO

Synopsis: Authorization to sell real property located along State Route 621, Crawford and White Eyes Township, Coshocton County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 10 acres of property located along State Route 621, Crawford and White Eyes Township in Coshocton, Ohio that is surrounded by non-Ohio State land and is identified as being a portion of Coshocton County parcel numbers 0420102000100 & 0090530005400; and

WHEREAS the property has been deemed excess and sale of the property will not affect the College of Food, Agricultural, and Environmental Sciences operations:

NOW THEREFORE

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

(See Appendix X for background information, page XX)



18. Resolution No. 2023-34: Approval to Enter Into a Joint Use Agreement with the Knox County Regional Airport Authority:

BETWEEN THE OHIO STATE UNIVERSITY
AND KNOX COUNTY REGIONAL AIRPORT AUTHORITY

Synopsis: Authorization to enter into a second 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 additional funds appropriated in the State Capital Bill to offset rising construction costs for 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 previously allocated \$900,000 in the 2021-2022 State Capital Bill that was specifically designated for use by KCRAA; and

WHEREAS in order to offset rising construction costs, The Ohio State University was allocated an additional \$150,000 in the 2023-2024 State Capital Bill that is specifically designated for use by KCRAA; and

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

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

WHEREAS KCRAA commits to making the facilities available for the university's use; and

WHEREAS the terms and conditions for this university use shall be more favorable than the terms and conditions of use by any other entity to a degree that reasonably reflects the magnitude of the university's investment in the KCRAA facilities for the term of the agreement; and

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

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

WHEREAS before the state capital appropriation may be released to KCRAA, the Ohio Department of Higher Education requires that a JUA between the university and the KCRAA be signed to document the value of the appropriation to Ohio State and to ensure the benefits to the university will continue for a minimum period of 20 years:



NOW THEREFORE

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

(See Appendix X for background information, page XX)

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

The committee adjourned at 9:30 a.m.

DRAFT

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

West Steam Line and Condensate System Infrastructure – 144-23-LFC

Synopsis: Approval of an amendment to the Ohio State Energy Partners LLC (“OSEP”) fiscal year 2023 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 Plan (“OSEP CIP”) for university approval; and

WHEREAS the Board of Trustees approved the fiscal year 2023 OSEP CIP in August 2022; and

WHEREAS OSEP is now requesting approval of an additional utility capital improvement project for the fiscal year 2023 OSEP CIP, to ensure the continued reliable operation of the steam utility distribution infrastructure; and

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

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

WHEREAS the capital expenditures for the approved utility system project 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 project for alignment with all applicable campus plans and guidelines; and

WHEREAS the Finance & Investment Committee has reviewed the project 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 amendment to the fiscal year 2023 OSEP CIP as outlined in the attached materials; and

BE IT FURTHER RESOLVED, That the Board of Trustees authorizes OSEP to proceed with this fiscal year 2023 capital improvement to the utility system as outlined in the attached materials.

BACKGROUND

TOPIC: Approval of an amendment to the Fiscal Year 2023 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 to ensure continued reliability, safety, and compliance.

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

OSEP capital projects are categorized into one of four 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 campus buildings, utility plants, and utility distribution networks.
4. Special Projects ("SPC"): SPC projects are utility system projects that do not fit well into the other three categories and/or are subject to special conditions.

SUMMARY:

West Steam Line and Condensate System Infrastructure 144-23-LFC

Scope: Repair leaks in the steam line trench box joints on Herrick Drive just north of the South Campus Central Chiller Plant and north along Cannon Drive to just south of Ohio Stadium. This project was previously approved for design in May 2022. Construction approval is needed to maintain the schedule of this time-sensitive repair work.

Construction Cost Request: \$ 4.440 M

| Project Cost Breakdown | Cost |
|-----------------------------|-------------------|
| FY 2023 – Design Cost | \$ 0.190 M |
| FY 2023 – Construction Cost | \$ 2.041 M |
| FY 2024 – Construction Cost | \$ 1.070 M |
| FY 2025 – Construction Cost | \$ 1.170 M |
| FY 2026 – Construction Cost | \$ 0.349 M |
| Total Project Cost | \$ 4.630 M |

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

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

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

19th Ave and Cockins Vault Tunnel Repairs
Blackwell Pavilion
Campbell Hall Renovation
East Hospital Dock Expansion
Equine Performance Evaluation Arena
Newark - Founders Hall Enhancements
Wexner Medical Center Inpatient Hospital

APPROVAL TO ENTER INTO/INCREASE CONSTRUCTION CONTRACTS

Cannon Drive Relocation - Phase 2
Doan - Roof 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/increase professional services contracts and enter into/increase construction contracts for the following projects; and

| | Prof. Serv. Approval Requested | Construction Approval Requested | Total Requested | |
|---|--------------------------------------|---------------------------------------|--------------------|--|
| 19th Ave and Cockins Vault Tunnel Repairs | \$1.2M | \$3.2M | \$4.4M | university funds |
| Blackwell Pavilion | \$0.2M | \$2.8M | \$3.0M | fundraising university funds |
| Campbell Hall Renovation | \$1.4M | \$6.8M | \$8.2M | fundraising university funds state funds |
| East Hospital Dock Expansion | \$0.2M | \$2.4M | \$2.6M | auxiliary funds |
| Equine Performance Evaluation Arena | \$0.1M | \$1.7M | \$1.8M | fundraising university funds |
| Newark - Founders Hall Enhancements | \$0.3M | \$23.3M | \$23.6M | fundraising university funds state funds partner funds |
| Wexner Medical Center Inpatient Hospital | \$3.8M | \$81.2M | \$85.0M | university debt fundraising auxiliary funds partner funds |

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

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

| | Construction Approval Requested | Total Requested | |
|-----------------------------------|---------------------------------------|--------------------|---|
| Cannon Drive Relocation - Phase 2 | \$11.3M | \$11.3M | university debt partner funds auxiliary funds |
| Doan - Roof Replacement | \$3.3M | \$3.3M | auxiliary funds |

WHEREAS the Capital Investment Plan (CIP) outlines capital projects recommended for funding and was approved by the BOT on August 18, 2022; and

WHEREAS approval to amend the capital plan for an increase to professional services and construction funding for the Blackwell Pavilion, Equine Performance Evaluation Arena and the Wexner Medical Center Inpatient Hospital, and additional construction funding for Cannon Drive - Phase 2, 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 Finance and Investment Committee has reviewed the projects listed above for alignment with the Capital Investment Plan and other applicable financial plans:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the fiscal year 2023 Capital Investment Plan be amended to include additional funding for the Blackwell Pavilion, Equine Performance Evaluation Arena, Wexner Medical Center Inpatient Hospital and Cannon Drive Phase 2 projects; 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.

Project Data Sheet for Board of Trustees Approval

19th Ave and Cockins Vault Tunnel Repairs

OSU-200328 (REQ ID# FOD220001)

Project Location: 19th Ave Tunnel and Cockins Vault

- **approval requested and amount**

| | |
|----------------------------|---------------|
| professional services | \$1.2M |
| construction w/contingency | \$3.2M |
| total | \$4.4M |

- **project budget**

| | |
|-----------------------------|---------------|
| professional services | \$1.2M |
| construction w/contingency | \$3.2M |
| total project budget | \$4.4M |

- **project funding**

university funds

- **project schedule**

| | |
|------------------------------------|---------------|
| BoT professional services approval | 11/22 |
| design | 11/19 – 01/23 |
| BoT construction approval | 11/22 |
| construction | 03/23 – 11/23 |
| facility opening | 12/23 |

- **project delivery method**

General Contracting

- **planning framework**

- The purpose of the project is to maintain critical university infrastructure.
- This project is included in the FY 2023 Capital Investment Plan.

- **project scope**

- The project will design and complete corrective action on the Cockins vault and the 19th Avenue tunnel section near McPherson Chemical Laboratory.
- This project will abandon the 19th Ave tunnel making provisions for technology conduits needing to remain in place.
- The project will also reconstruct the top of the Cockins vault.

- **approval requested**

- Approval is requested to enter into professional services and construction contracts.



- **project team**

| | |
|-----------------------------|-----------------|
| University project manager: | Stazzone, AI |
| AE/design architect: | RMF Engineering |
| General Contractor: | TBD |

Project Data Sheet for Board of Trustees Approval

Blackwell Pavilion

OSU-210132 (REQ ID# BUS20000161, ABA220048)

Project Location: Blackwell Inn (254)

- **approval requested and amount**

| | |
|----------------------------|--------|
| professional services | \$0.2M |
| construction w/contingency | \$2.8M |
| <hr/> | |
| total | \$3.0M |

- **project budget**

| | |
|----------------------------|--------|
| professional services | \$0.8M |
| construction w/contingency | \$6.2M |
| <hr/> | |
| total project budget | \$7.0M |

- **project funding**

fundraising
university funds

- **project schedule**

| | |
|------------------------------------|---------------|
| BoT professional services approval | 08/21 |
| design | 7/22 – 11/22 |
| BoT construction approval | 08/22 |
| construction | 01/23 – 09/23 |
| facility opening | 09/23 |

- **project delivery method**

Construction Manager at Risk

- **planning framework**

- A study and estimate for an open-air pavilion were completed in 2020.
- This project is included in the FY 2021 and FY 2022 Capital Investment Plans.
- FY 2023 Capital Investment Plan will be amended to include the proposed increase.

- **project scope**

- Construct an all-season, enclosed pavilion on the existing plaza of the Blackwell Inn. The pavilion will provide a vibrant area for use by hotel guests, for special events, and other university activities.
- Project scope includes hardscape and landscape improvements on the existing plaza.
- The budget increase is based on current bids and is required to align with desired scope.

- **approval requested**

- Approval is requested to increase professional services and construction contracts.
- Approval is requested to amend the FY 2023 Capital Investment Plan.



- **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

Campbell Hall Renovation

OSU-210281 (REQ ID# EHE219001, EHE220001)

Project Location: Campbell Hall (018)

- **approval requested and amount**

| | |
|----------------------------|--------|
| professional services | \$1.4M |
| construction w/contingency | \$6.8M |
| total | \$8.2M |

- **project budget**

| | |
|----------------------------|---------|
| professional services | \$5.4M |
| construction w/contingency | \$54.6M |
| total project budget | TBD |

- **project funding**

fundraising
university funds
state funds

- **project schedule**

| | |
|------------------------------------|---------------|
| BoT professional services approval | 05/21 |
| design | 12/21 – 07/23 |
| BoT construction approval | 11/22 |
| construction | 01/23 – 11/24 |
| facility opening | 01/25 |

- **project delivery method**

Construction Manager at Risk

- **planning framework**

- This project is included in the FY 2021 and FY 2022 Capital Investment Plans.

- **project scope**

- This initial construction request will renovate 9,000 square feet of office and lab space in Evans Lab for Campbell Hall faculty to use during the renovation project.
- This request includes the release of dollars to pre-purchase equipment such as mechanical, electrical gear, structural steel, and glazing to minimize the risk of long lead times and delay.
- The overall Campbell Hall project will renovate 115,000 square feet updating existing offices, research and computer labs, teaching kitchen, department and pool classrooms, and collaborative areas.
- The project scope also includes the replacement of existing building systems, roof and windows, and will make building envelope improvements.

- **approval requested**

- Approval is requested to increase professional services and construction contracts.



- **project team**

| | |
|-----------------------------|---------------------|
| University project manager: | Richardson, Morgan |
| AE/design architect: | Schooley Caldwell |
| CM at Risk: | Holder Construction |

Project Data Sheet for Board of Trustees Approval

East Hospital Dock Expansion

OSU-210249 (REQ ID# EAS210001)

Project Location: East Hospital - Main (398)

- **approval requested and amount**

| | |
|----------------------------|---------------|
| professional services | \$0.2M |
| construction w/contingency | \$2.4M |
| total | \$2.6M |

- **project budget**

| | |
|-----------------------------|---------------|
| professional services | \$.8M |
| construction w/contingency | \$7.3M |
| total project budget | \$8.1M |

- **project funding**

auxiliary funds

- **project schedule**

| | |
|------------------------------------|---------------|
| BoT professional services approval | 02/22 |
| design | 02/22 – 11/22 |
| BoT construction approval | 11/22 |
| construction | 04/23 – 10/24 |
| facility opening | 11/24 |

- **project delivery method**

Construction Manager at Risk

- **planning framework**

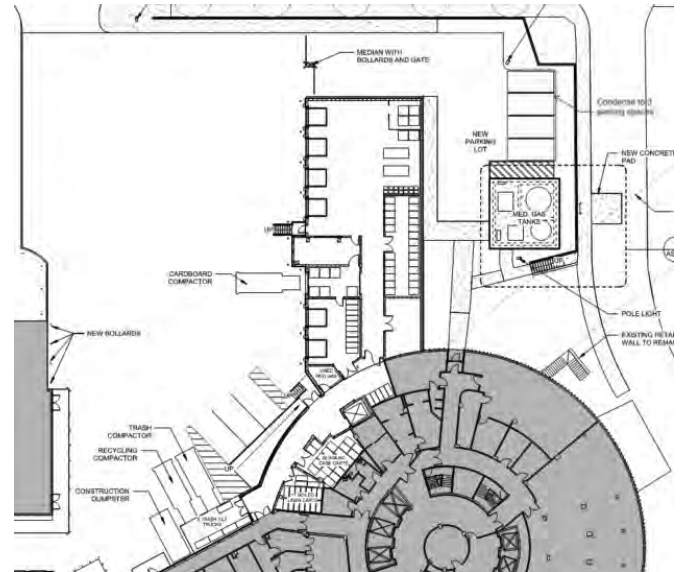
- This project is included in the FY 2021, FY 2022, FY 2023 Capital Investment Plans and is based on a study that was completed in January 2020.

- **project scope**

- This project will add approximately 6,000 square feet to the existing loading dock. This includes nine new bays which will be added to the existing three bays for a total of twelve bays.
- The upgrade will meet the offsite central sterile requirements to provide an enclosed space for dedicated clean/dirty cart storage, soiled linen, medical gas manifold room, cardboard processing area, secure storage and receiving office.
- The proposed increase is related to materials cost escalation and the delivery of a \$1.1M project to relocate the bulk oxygen system (tank farm) behind the new addition. Delivery of the tank farm relocation scope within this project, as opposed to a separate, stand-alone project, will result in schedule, budget and project management efficiencies.

- **approval requested**

- Approval is requested to increase professional services and construction contracts.



- **project team**

| | |
|-----------------------------|-----------------|
| University project manager: | Trick, Benjamin |
| AE/design architect: | Wellogy |
| CM at Risk: | Barton Malow |

Project Data Sheet for Board of Trustees Approval

Equine Performance Evaluation Arena

OSU-210256 (REQ ID# vet220001)

Project Location: Veterinary Medical Center (0299)

- **approval requested and amount**

| | |
|----------------------------|---------------|
| professional services | \$0.1M |
| construction w/contingency | \$1.7M |
| total | \$1.8M |

- **project budget**

| | |
|-----------------------------|----------------|
| professional services | \$1.2M |
| construction w/contingency | \$9.7M |
| total project budget | \$10.9M |

- **project funding**

fundraising
university funds

- **project schedule**

| | |
|------------------------------------|---------------|
| BoT professional services approval | 02/21 |
| design | 06/21 – 11/22 |
| BoT construction approval | 02/21 |
| construction | 12/22– 10/23 |
| facility opening | 11/23 |

- **project delivery method**

Construction Manager at Risk

- **planning framework**

- This project is included in the FY 2021 and FY 2022 Capital Investment Plans.
- FY 2023 Capital Investment Plan will be amended to include the proposed increase.

- **project scope**

- The project will construct an approximately 12,000 square foot arena for equine performance evaluation which will connect to the Galbreath Equine Hospital.
- The project scope includes an enclosed arena, an attached clinic space of approximately 3,900 square feet, a student learning area, storage, patient waiting, medical treatment stalls, holding stalls, and a connection to the existing equine hospital.
- The proposed increase will address requirements related to soil condition, storm water retention, and connection to the existing Galbreath facility, as well as, materials escalation and finish selection costs.

- **approval requested**

- Approval is requested to increase professional services contracts and construction contracts.
- Approval is requested to amend the FY 2023 Capital Investment Plan.



- **project team**

University project manager: Munger, Steve
AE/design architect: Wellogy (Formerly Davis Wince)
CM at Risk or Design Builder: Elford

Project Data Sheet for Board of Trustees Approval

Newark - Founders Hall Enhancements

OSU-210420 (REQ ID# 16000052, 16000107, NEW219006, NEW22001)

Project Location: Founders Hall (628)

- **approval requested and amount**

| | |
|----------------------------|----------------|
| professional services | \$0.3M |
| construction w/contingency | \$23.3M |
| total | \$23.6M |

- **project budget**

| | |
|-----------------------------|----------------|
| professional services | \$2.7M |
| construction w/contingency | \$23.3M |
| total project budget | \$26.0M |

- **project funding**

fundraising
university funds
state funds
partner funds - COTC

- **project schedule**

| | |
|------------------------------------|---------------|
| BoT professional services approval | 05/21 |
| design | 11/21 – 12/22 |
| BoT construction approval | 11/22 |
| construction | 01/23 – 04/24 |
| facility opening | 07/24 |

- **project delivery method**

Construction Manager at Risk

- **planning framework**

- This project is included in the FY 2017, FY 2019, FY 2021, FY 2022, and FY 2023 Capital Investment Plans.

- **project scope**

- The project will include upgrades to the building mechanical systems, including exterior envelope, and deferred maintenance items, which will increase operational efficiency and energy savings.
- The project will renovate and upgrade science and technology classrooms and lab spaces to allow expanded academic offerings.
- The exterior improvements will include upgrading the plaza to encourage faculty, staff, and student collaboration.

- **approval requested**

- Approval is requested to increase professional services and construction contracts.



- **project team**

| | |
|-----------------------------|------------------------|
| University project manager: | Richardson, Morgan |
| AE/design architect: | The Collaborative |
| CM at Risk: | Robertson Construction |

Project Data Sheet for Board of Trustees Approval

Wexner Medical Center Inpatient Hospital

OSU-180391 (REQ ID# 16000036, 17000099, WMC230001, WMC23003)

Project Location: James Cancer Hospital (375), Medical Center Tower (870), Parking Garage - Cannon Dr N and S (172), Ross Heart Hospital (353)

- **approval requested and amount**

| | |
|----------------------------|----------------|
| professional services | \$3.8M |
| construction w/contingency | \$81.2M |
| total | \$85.0M |

- **project budget**

| | |
|-----------------------------|------------------|
| professional services | \$167.0M |
| construction w/contingency | \$1737.7M |
| total project budget | \$1904.7M |

- **project funding**
 - university debt
 - fundraising
 - auxiliary funds
 - partner funds – ENGIE, Franklin County

- **project schedule**

| | |
|------------------------------------|---------------|
| BoT professional services approval | 02/18 |
| design | 02/18 – 01/22 |
| BoT construction approval | 08/20 |
| construction | 09/20 – 10/25 |
| facility opening | 03/26 |

- **project delivery method**
 - Construction Manager at Risk

- **planning framework**
 - This project is included in the FY 2018, FY 2020, and FY 2023 Capital Investment Plans.
 - FY 2023 Capital Investment Plan will be amended to include the proposed increase.

- **project scope**
 - Requested increase is to complete the design and construction for the full build out of Level 11 ICU (60 beds) and Levels 19 south and 20 south PCU (60 beds) which were previously construction shelled. This does not include the furniture and equipment for these spaces.
 - This project will design and construct a new Inpatient Hospital Tower with 820 private room beds and 51 bassinets. The project will include state-of-the-art diagnostic, treatment and inpatient service areas including imaging, operating rooms, critical care and progressive care beds and leading-edge digital technologies to advance patient care and teaching.

- **approval requested**
 - Approval is requested to increase professional services and construction contracts.
 - Approval is requested to amend the FY 2023 Capital Investment Plan.



-
- **project team**

| | |
|-----------------------------|----------------------------|
| University project manager: | Fallang, Ragan |
| AE/design architect: | HDR |
| CM at Risk: | Walsh-Turner Joint Venture |

Project Data Sheet for Board of Trustees Approval

Cannon Drive Relocation - Phase 2

OSU-180069 (CNI 17000149)

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

- **approval requested and amount**
construction w/contingency \$11.3M

- **project budget**
professional services \$12.6M
construction w/contingency \$55.5M

total project budget \$68.1M

- **project funding**
university debt
partner funds – ENGIE, city of Columbus
auxiliary funds

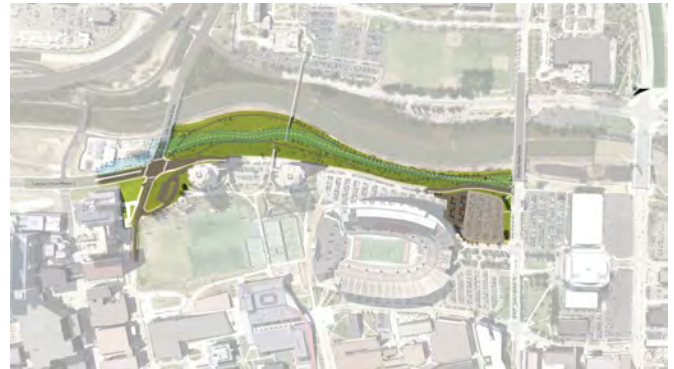
- **project schedule**
BoT professional services approval 08/17
design 10/17 – 04/23
BoT construction approval 11/20
construction 09/22 – 12/24
facility opening 01/25

- **project delivery method**
Construction Manager at Risk

- **planning framework**
 - This project was included in the FY 2018, FY 2019, and FY 2020 Capital Investment Plans.
 - Extended time for design is required due to levee permitting requirements, which includes coordination with local, state, and federal agencies as well as insurance reviews.
 - FY 2023 Capital Investment Plan will be amended to include the proposed increase.

- **project scope**
 - This increase includes \$6.3M for ENGIE scope to replace natural gas, duct banks, steam vault protection, and install a new treated water line.
 - The increase also includes a \$4M investment from city of Columbus for the expansion of the sewer siphon under the river to facilitate future campus growth.
 - The replacement of an aging waterline under the Olentangy River has been added to the project scope accounting for \$1M of the proposed increase.
 - The rebuild of Cannon Drive between John Herrick Drive and Woody Hayes Drive will remain at its current elevation with the construction of a certified ODNR flood protection levee.
 - The northern end of Cannon will be straightened by eliminating the S-curve and creating a new signalized intersection at the east end of the river bridge.
 - Project scope also includes the continued expansion of the river park.

- **approval requested**
 - Approval is requested to increase construction contracts.
 - Approval is requested to amend the FY 2023 Capital Investment Plan.



-
- **project team**
University project manager: Ekegren, Tom
AE/design architect: EMHT
CM at Risk: Igel/Ruhlin

Project Data Sheet for Board of Trustees Approval

Doan - Roof Replacement

OSU-200598 (REQ ID# WMC22000001)

Project Location: Doan Hall (089)

- **approval requested and amount**
construction w/contingency \$3.3M

- **project budget**
professional services \$1.1M
construction w/contingency \$3.3M

total project budget TBD

- **project funding**
auxiliary funds

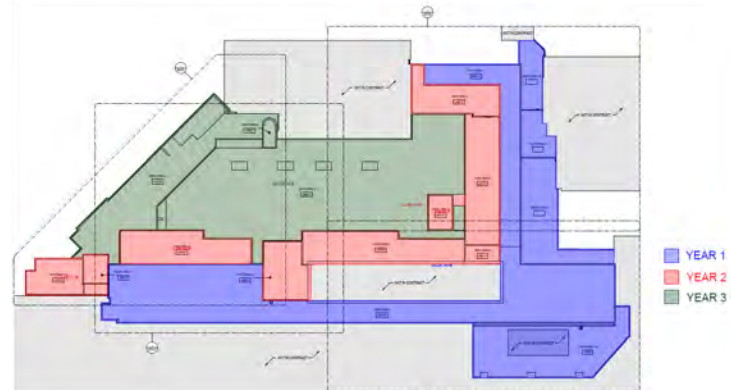
- **project schedule**
BoT professional services approval 08/22
design 06/21 – 01/23
BoT construction approval 11/22
construction 08/23 – 10/25
facility opening 10/25

- **project delivery method**
Construction Manager at Risk

- **planning framework**
 - This project is included in the FY 2018 and FY 2023 Capital Investment Plans.

- **project scope**
 - The requested construction funding is for the pre-purchase of roofing material, which has a long lead time, to reduce the risk of delays. The remaining construction funds will be requested once the final budget is validated.
 - The project will replace the Doan roof, which is comprised of 16 roof areas totaling 91,000 square feet. This project is being proposed as a three-year, three-phase project.
 - Final budget will be validated as design is being finalized and construction phasing is being developed.

- **approval requested**
 - Approval is requested to enter into construction contracts.



-
- **project team**
University project manager: Boyce, Brett
AE/design architect: Legat Architects
CM at Risk: Barton Malow

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND RONALD MCDONALD HOUSE CHARITIES OF CENTRAL OHIO**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Ronald McDonald House Charities of Central Ohio (RMHC), an Ohio non-profit agency, to document the value and permit the release of funds appropriated in the State Capital Bill to expand the existing facility is proposed.

WHEREAS The Ohio State University was allocated \$2,250,000 in the 2023-2024 State Capital Bill that was specifically designated for use by RMHC; and

WHEREAS the RMHC will utilize the funds to partially fund design and construction of capital improvements to the Ronald McDonald House of Central Ohio, expanding their facility to allow for an additional 80 guest rooms, new community rooms, expanded kitchen and dining, and renovations to the existing structure; and

WHEREAS RMHC 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 RMHC 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 RMHC only for capital improvements or purchases and shall not be used for operating expenses; and

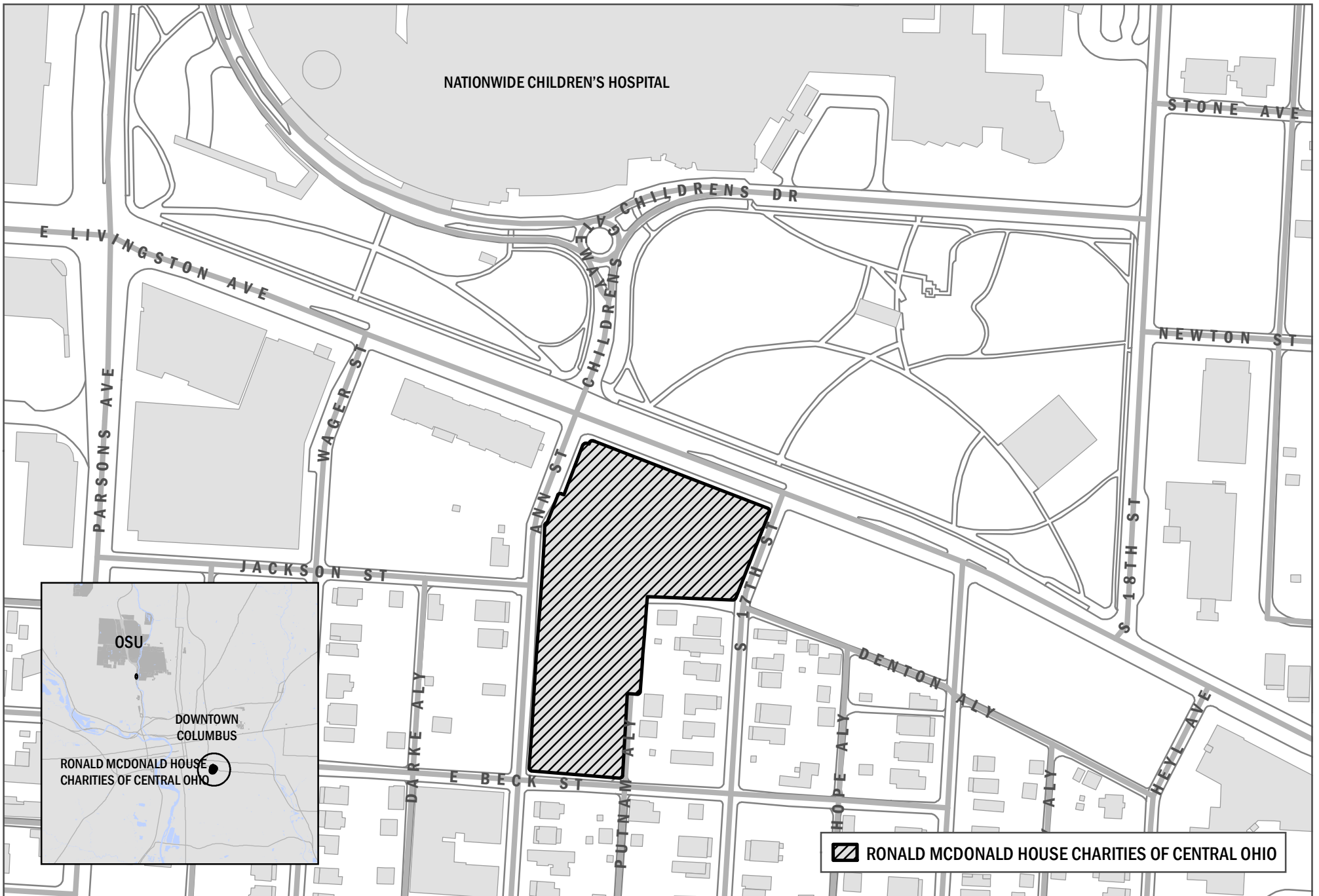
WHEREAS the university's use of RMHC space will promote the university's mission to improve health, wellness and opportunity in Ohio through accessibility, innovation and clinical excellence through our statewide network of facilities, personnel and partnerships; and

WHEREAS before the state capital appropriation may be released to RMHC, the Ohio Department of Higher Education requires that a JUA between the university and the RMHC 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

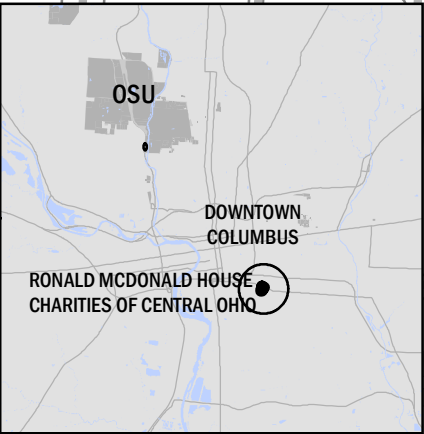
BE IT RESOLVED, That the Board of Trustees hereby approves this Joint Use Agreement; and

BE IT FURTHER 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.



NATIONWIDE CHILDREN'S HOSPITAL

 RONALD MCDONALD HOUSE CHARITIES OF CENTRAL OHIO



JOINT USE AGREEMENT BETWEEN
THE OHIO STATE UNIVERSITY AND RONALD MCDONALD HOUSE CHARITIES OF CENTRAL OHIO
 711 E LIVINGSTON AVENUE
 COLUMBUS, OHIO 43205