

THURSDAY, FEBRUARY 16, 2023
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

Alexander R. Fischer
Alan A. Stockmeister
Elizabeth A. Harsh
Reginald A. Wilkinson
Pierre Bigby
Taylor 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

Executive Session

8:00-8:30am

Public Session

ITEMS FOR DISCUSSION

1. *Physical Environment Scorecard – Mr. Jay Kasey* 8:30-8:35am
2. *Major Project Updates – Mr. Mark Conselyea* 8:35-8:40am
3. *Extreme Weather Event Root Cause Analysis – Mr. Mark Conselyea* 8:40-8:50am
4. *Inpatient Hospital Column Update – Mr. Jay Kasey* 8:50-8:55am
5. *Framework 3.0 – Ms. Amanda Hoffsis* 8:55-9:15am

ITEMS FOR ACTION

6. Approval of November 2022 Committee Meeting Minutes – Mr. Alex Fischer
7. Approval of an Amendment to the FY23 Ohio State Energy Partners Capital Plan – Mr. Scott Potter 9:15-9:20am
8. Approval to Enter Into/Increase Professional Services and Construction Contracts – Mr. Mark Conselyea 9:20-9:25am
9. Approval of a Perpetual Storm Sewer Easement – Ms. Amanda Hoffsis 9:25-9:30am

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)	\$81,263,266	\$102,635,198	\$104,360,344	-1.7%	▲	\$208,367,500	
B. OPERATIONAL							
1. % Projects Completed On Time >\$200K	85.7%	100.0%	90.0%	11.1%	▬	90.0%	19 of 19 Projects completed On-Time.
2. % Projects Completed On Budget >\$200K	95.2%	100.0%	90.0%	11.1%	▬	90.0%	19 of 19 Projects completed On-Budget.
3. Capital Investment Program Spend*	\$559.2	\$585.2	\$617.2	-5.2%	▲	\$1,317.5	In Millions
4. Facility Condition Index**	0.12	0.10	0.08	25.0%	▬	0.08	Completed building assessments as of December 31, 2022: 169 buildings assessed, 18.3 million GSF. Not representative sample, target ranges still under review
5. CABS Riders	1,221,258	1,308,477	1,439,000	-9.1%	▬	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 % ***	74.2%	79.2%	80.0%	-1.0%	▬	80.0%	YTD (December) Occup%: Transient= 92.3%, Permit= 76.8%, Mixed= 73.0%. CampusParc uses loop counters to track counts. In high demand we see counts over 100%.
7. Cost of Daily Temporary Parking Space Closures	\$70,084	\$97,690	\$99,915	-2.2%	▼	\$135,965.00	Key contributors YTD: DHC (Engie) Projects, Cannon Phase 2, Martha Morehouse Renovation, West Campus - BP 2, the 12th Avenue Garage, Sisson East lot, Dodd Hall-Windows, 610 Ackerman Roof, Orton Hall.
8. WOSU Broadcast Audience (Viewers, Listeners)	667,460	557,300	667,460	-16.5%	▲	648,625	Shows November data for this metric. December numbers not available at time of scorecard submission.
9. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	2,820,028	2,880,122	2,820,028	2.1%	▲	5,721,982	Up in all platforms comparing July-December FY22 vs FY23 - Unique visitors 0.18%, Video views 1.05%, Streaming 7.90%.
C. SAFETY							
1. EHS Recordable Accident Rate (CYTD):	0.99	1.04	1.60	-35.0%	▼	1.60	2022 Calendar YTD
2. Major On-Campus Crimes	92	100	68	47.1%	▼	166	Theft of Motor Vehicle Parts and Burglary/Breaking&Entering are 2 highest categories YTD (54 of 100).
3. Avg Response Time to In-Progress Calls for Svc	7:14	4:47	5:00	-4.3%	▼	5:00	Below Target Month and YTD.
4. Traffic Accidents Injury	12	11	12	-8.3%	▼	26	Slightly above target for Month; Below target YTD.
5. Traffic Accidents Non-Injury	48	64	48	33.3%	▼	95	Above Target Month and YTD; Majority are daytime 34/64 YTD.
6. Off-Campus Crime Statistics	845	691	845	-18.2%	▲	1,761	Below Target Month and YTD; all categories decr except Theft From Motor Veh and Commercial Burglary.

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

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

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

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



THE OHIO STATE UNIVERSITY

MAJOR PROJECT UPDATES

Projects Over \$20M

February 2023



PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Lacrosse Stadium	COMPLETE	✓	✓	\$24.0 M		
Arts District	3/23	✓	✓	\$165.3 M		
Interdisciplinary Research Facility	3/23	✓	✓	\$227.8 M		
WMC Outpatient Care West Campus	4/23	✓	✓	\$349.5 M		
Jane E. Heminger Hall and Newton Renovation	7/23	✓	✓	\$31.7 M		
Energy Advancement and Innovation Center	9/23	✓	✓	\$48.4 M		
Combined Heat & Power Plant/District Heating & Cooling Loop	1/24	✓	✓	\$289.9 M		
Interdisciplinary Health Sciences Center	1/24	✓	✓	\$156.9 M		
Newark – Founders Hall Enhancements	4/24	✓	✓	\$26.0 M		
Celeste Lab Renovation	8/24	✓	✓	\$49.7 M		
Cannon Drive Relocation - Phase 2	12/24	✓	✓	\$68.1 M		
Martha Morehouse Facility Improvements	3/25	✓	✓	\$41.8 M		
Wexner Medical Center Inpatient Hospital	10/25	✓	✓	\$1,904.2 M		
TOTAL – 13 PROJECTS				\$3,383.3 M		

On Track
 Watching Closely
 Not on Track



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 is complete.

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	1/22–1/23
Facility Opening	1/23

- 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 is scheduled to be turned over for occupancy in March 2023. Final audio visual, theatrical lighting and plaza installation and commissioning will be complete in the Summer of 2023.

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	6/19-3/23
Facility Opening – SoM	COMPLETE
Facility Opening – DoTFMA	8/23

 On Budget - DoTFMA
 On Time - DoTFMA



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 substantially complete. Plaza construction continues. Lab casework, flooring & MEP device installation occurring on the upper floors. Commissioning work is ongoing.

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



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. Masonry install is ongoing and will continue through early 2023. Final sitework and plantings will be completed in the spring. Interior buildout is progressing. Drywall and base coats of paint are 90% complete throughout the entire building. Ceiling grid and above ceiling work are being completed on floors 1-3 in preparation for inspections. The contractor's financial, schedule, and sub-contractor management is an ongoing risk.

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	7/20-4/23
Facility Opening – Outpatient	7/23
Facility Opening – Proton	10/23

 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. Demolition is ongoing in Newton Hall. The Newton façade work is progressing and continues to create a much-needed light filled space along Neil Avenue for the Nursing students, faculty and staff.

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: Site utilities have been installed to the building. Exterior facade complete on three of four sides. Roof installation is 20% complete.

CURRENT BUDGET	
Construction w/ Cont	\$39.0 M
Total Project	\$48.4 M

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

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

- On Budget
- On Time



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

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

PROJECT FUNDING: Utility Fee

PROJECT UPDATE: New contractor began work on the CHP in October. Distribution installation on the midwest campus is in process and on target. The lower-level exterior masonry panels are in place. 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	11/20-1/24
Facility Opening	2/24

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



INTERDISCIPLINARY HEALTH SCIENCES CENTER

Multi-phase renovation of 120,000 sf and addition of 100,000 sf to create a collaborative campus for inter-professional education throughout the health sciences, including the College of Medicine, Optometry, Nursing, and the School of Health and Rehabilitation Sciences. Program spaces include classrooms, anatomy labs, research labs, administrative and building support.

PROJECT FUNDING: Auxiliary funds; university funds; state funds; fundraising

PROJECT UPDATE: Classroom Wing: Exterior envelope is complete. Drywall is complete. Flooring, ceiling and MEP finishes are in progress on all floors. Exterior masonry restoration and window replacements are nearly complete. Forum steel & slabs are complete with skylight and curtainwall install progressing. Interior wall framing and MEP rough-in are in progress on all floors.

CURRENT BUDGET	
Construction w/ Cont	\$136.4 M
Total Project	\$156.9 M

CONSULTANTS	
Architect of Record	Acock Assoc
CM at Risk	Gilbane

PROJECT SCHEDULE	
BoT Approval	11/17
Construction	11/19-1/24
Facility Opening	2/24

- On Budget
- On Time



NEWARK FOUNDERS HALL ENHANCEMENTS

The project will renovate approximately 90,000 sf for OSU and Central Ohio Technical College. This project will address building mechanical systems, electrical, building envelope, exterior façade and improve energy savings. The renovation will include updated faculty offices, classrooms and student collaboration areas.

PROJECT FUNDING: University funds; state funds; fundraising, partner funds - COTC
PROJECT UPDATE: Abatement and selective demolition inside of the building has begun. The construction fence and full demolition will start at the beginning of March 2023. Exterior improvements and site work will begin in late spring.



CURRENT BUDGET	
Construction w/ Cont	\$23.3 M
Total Project	\$26.0 M

CONSULTANTS	
Architect of Record	TCI
CM at Risk	ROBERTSON

PROJECT SCHEDULE	
BoT Approval	11/22
Construction	1/23-4/24
Facility Opening	7/24

- 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

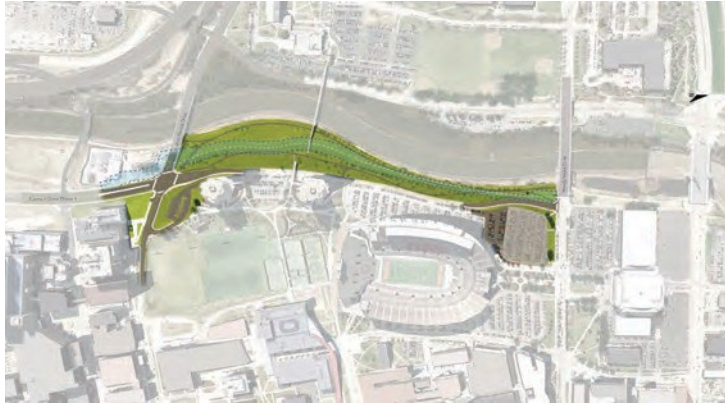
PROJECT UPDATE: Restroom renovations continue. Donor wall installation is complete. Third floor lab demolition is underway. The phased construction of the laboratories has begun. The phasing allows classes to continue while construction is ongoing.

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: Siphon construction underway. Roadway construction begins April 2023.

CURRENT BUDGET	
Construction w/ Cont	\$55.5 M
Total Project	\$68.1 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 is currently delayed due to atrium sprinkler existing conditions not being code compliant. Work is scheduled to begin in March with ongoing effort to remediate the issue and expedite the work to reduce schedule impacts.

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	9/20-3/25
Facility Opening - Phased	3/25

- 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 framing is ongoing for the L26 roof. Enclosure is complete though L15, but portions will be removed and replaced due to issues with Column G25. Interior framing is ongoing through L14. L22 Pavilion Air Handlers were set.

CURRENT BUDGET	
Construction w/ Cont	\$1,737.7 M
Total Project	\$1,904.2 M

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

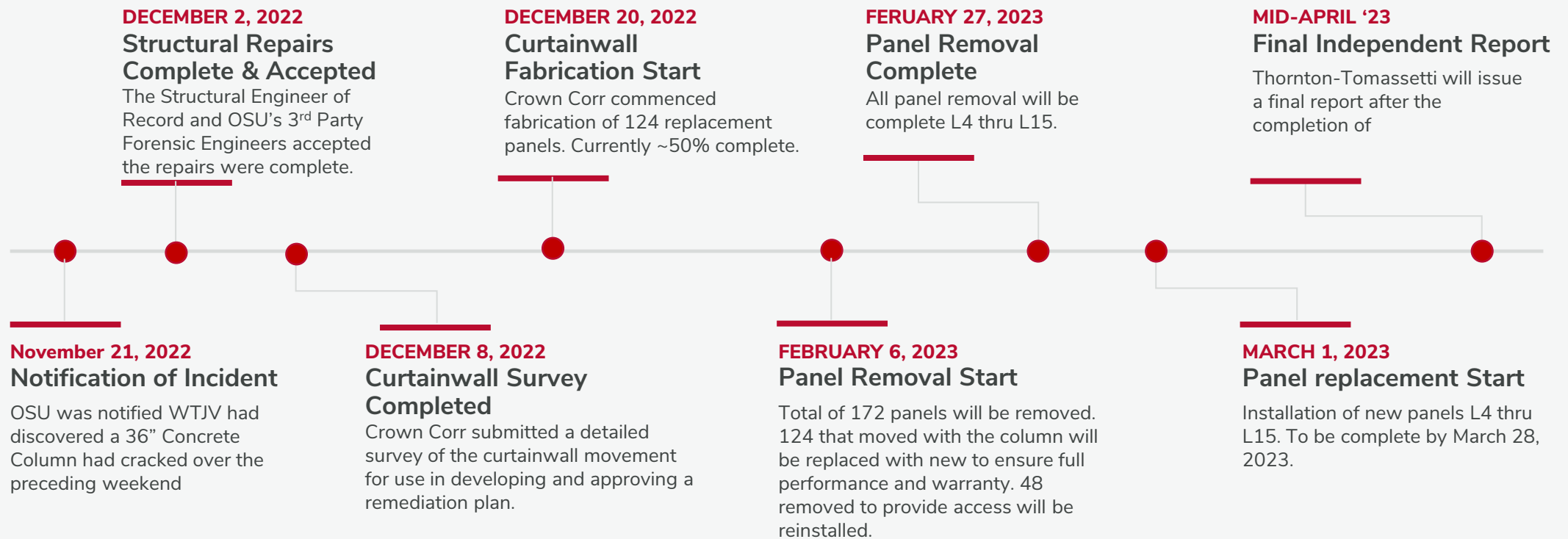
- On Budget
- On Time



**WMC Inpatient Hospital
Column Update
February 16, 2023**



Sequence of Events / Schedule for Completion





Completed
Column Repair



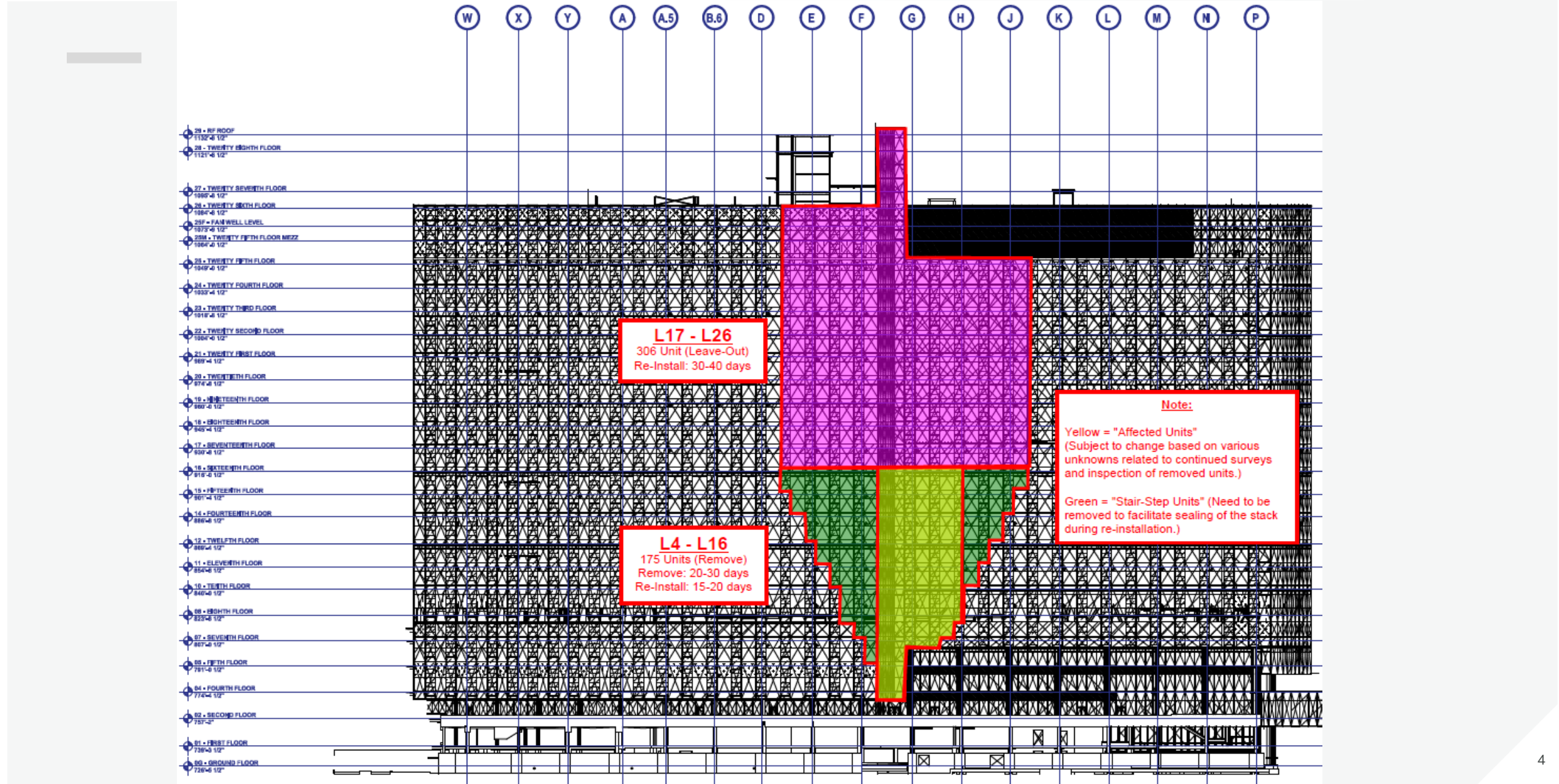
“Jacket”
Installation

Level 7
Truss Repair

Structural Repairs

All structural repairs completed reviewed and accepted by Engineer of Record and Ohio State’s third-party forensic engineers

- ½” thick steel “jacket” installed around damaged concrete Column
- Fully grouted space between jacket and concrete column
- Injected high-strength epoxy into concrete cracks
- Added shim and brace plates to Level 7 truss
- Visual and ultrasonic testing of other truss connections as directed by engineers



Framework 3.0

THE OHIO STATE UNIVERSITY

AYERS
SAINT
GROSS

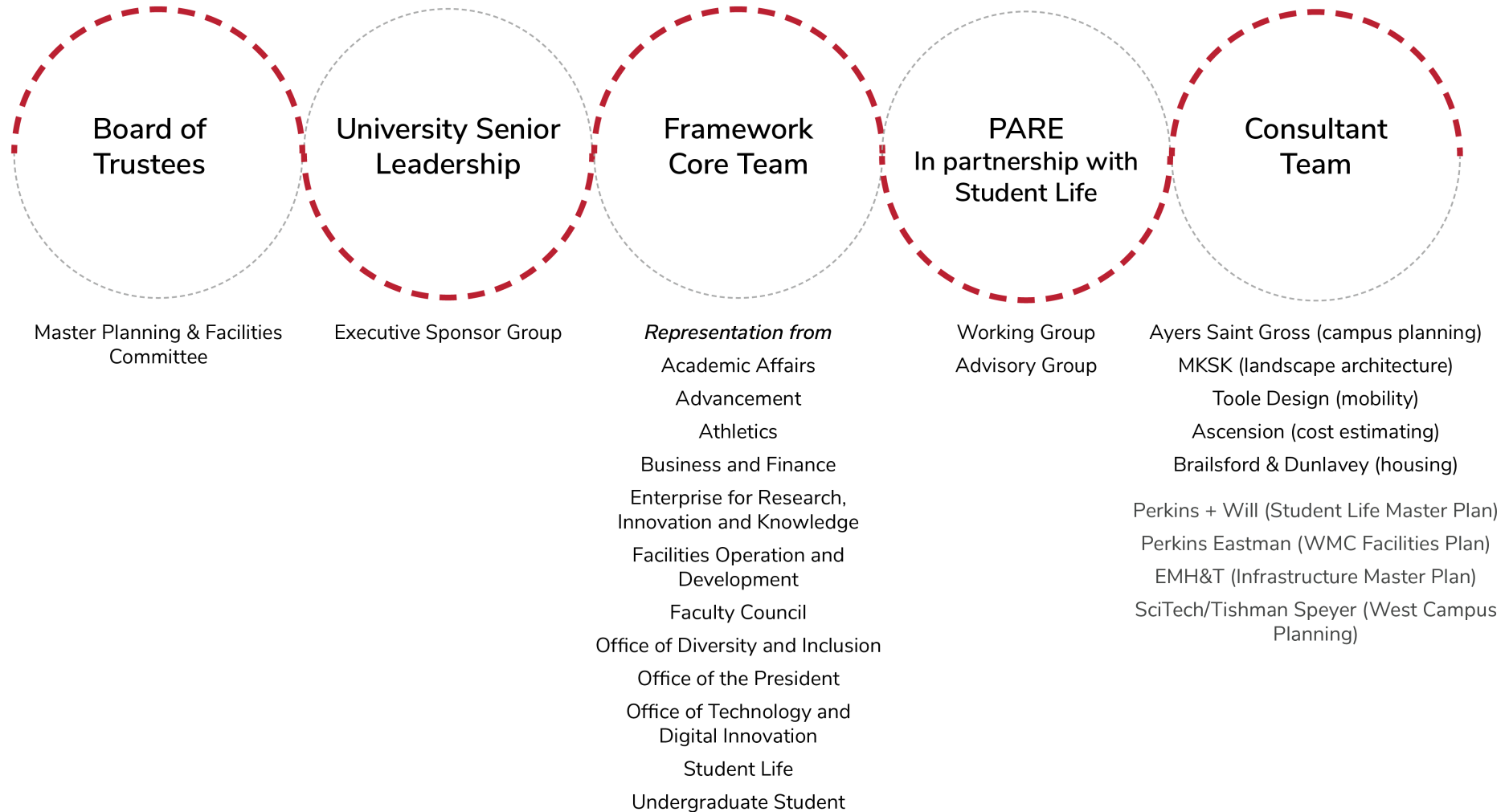
FEBRUARY 16, 2023



Introduction



Collaborative Structure



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:

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



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

Wifi Data Analysis

1 WEEK OF DATA

28 MILLION DATA POINTS

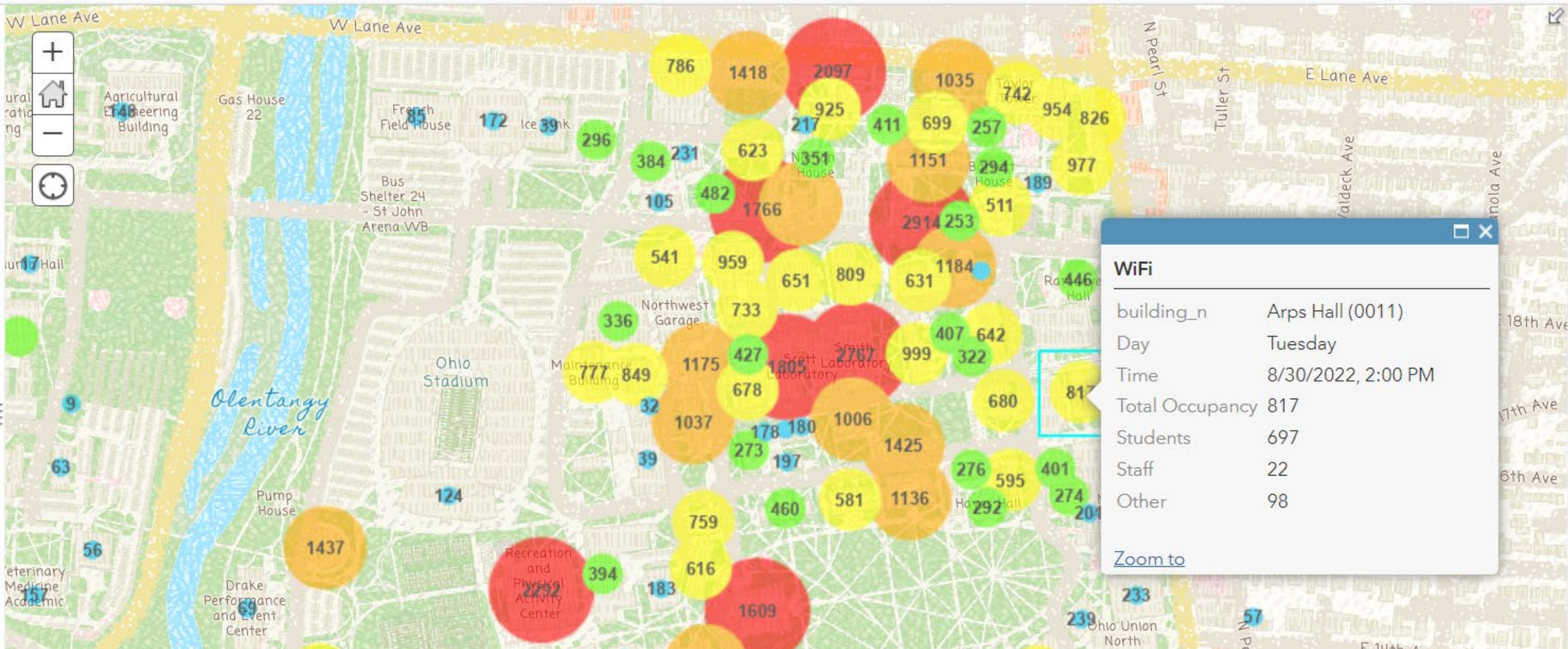
ALL DEVICES ACCESSING WIFI HOTSPOTS

ANONYMOUS DATA FOR FACULTY/STAFF AND STUDENTS



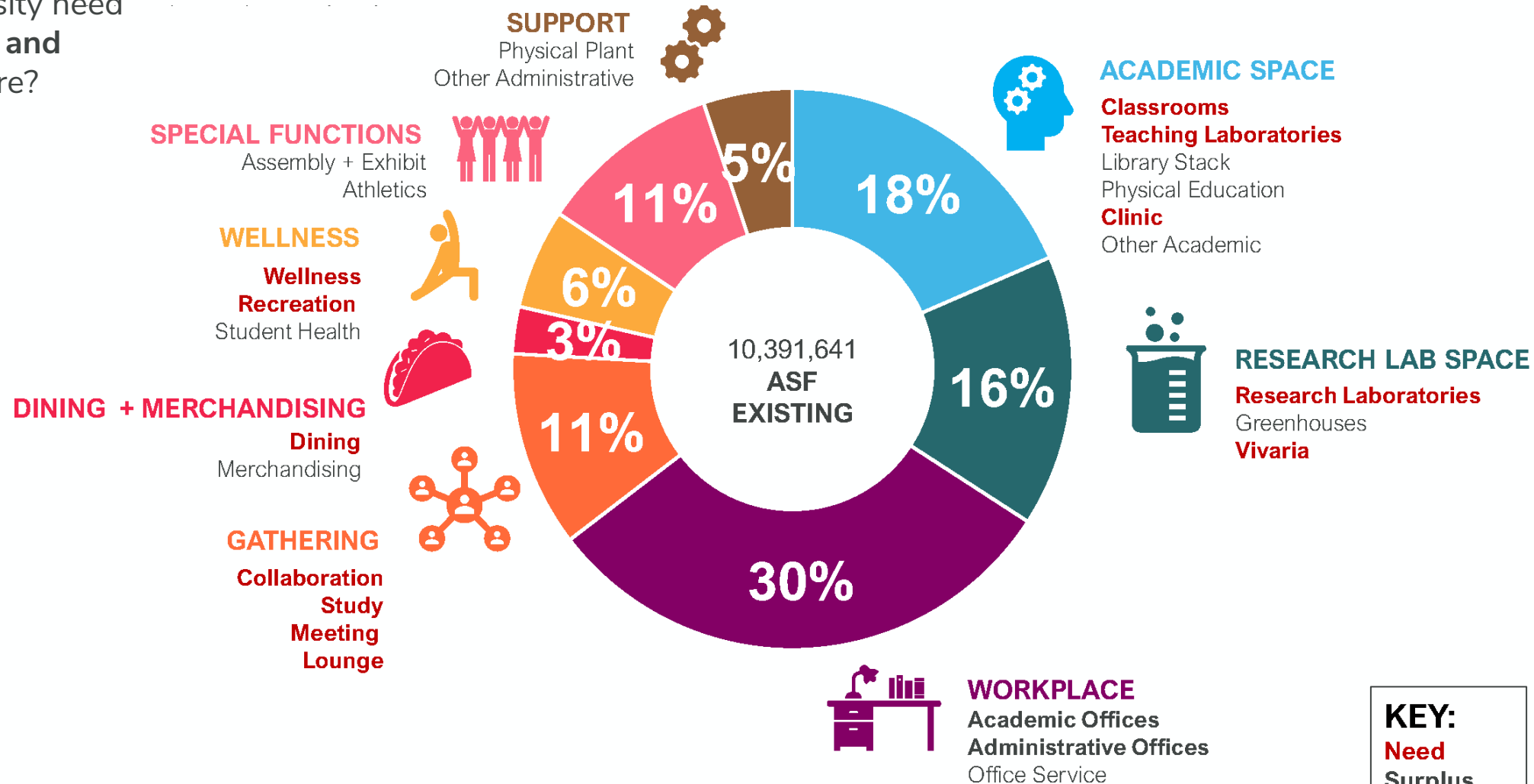
Wifi Data Analysis

AUGUST 30, 2022 | 2:00 - 3:00 PM



Space Analysis

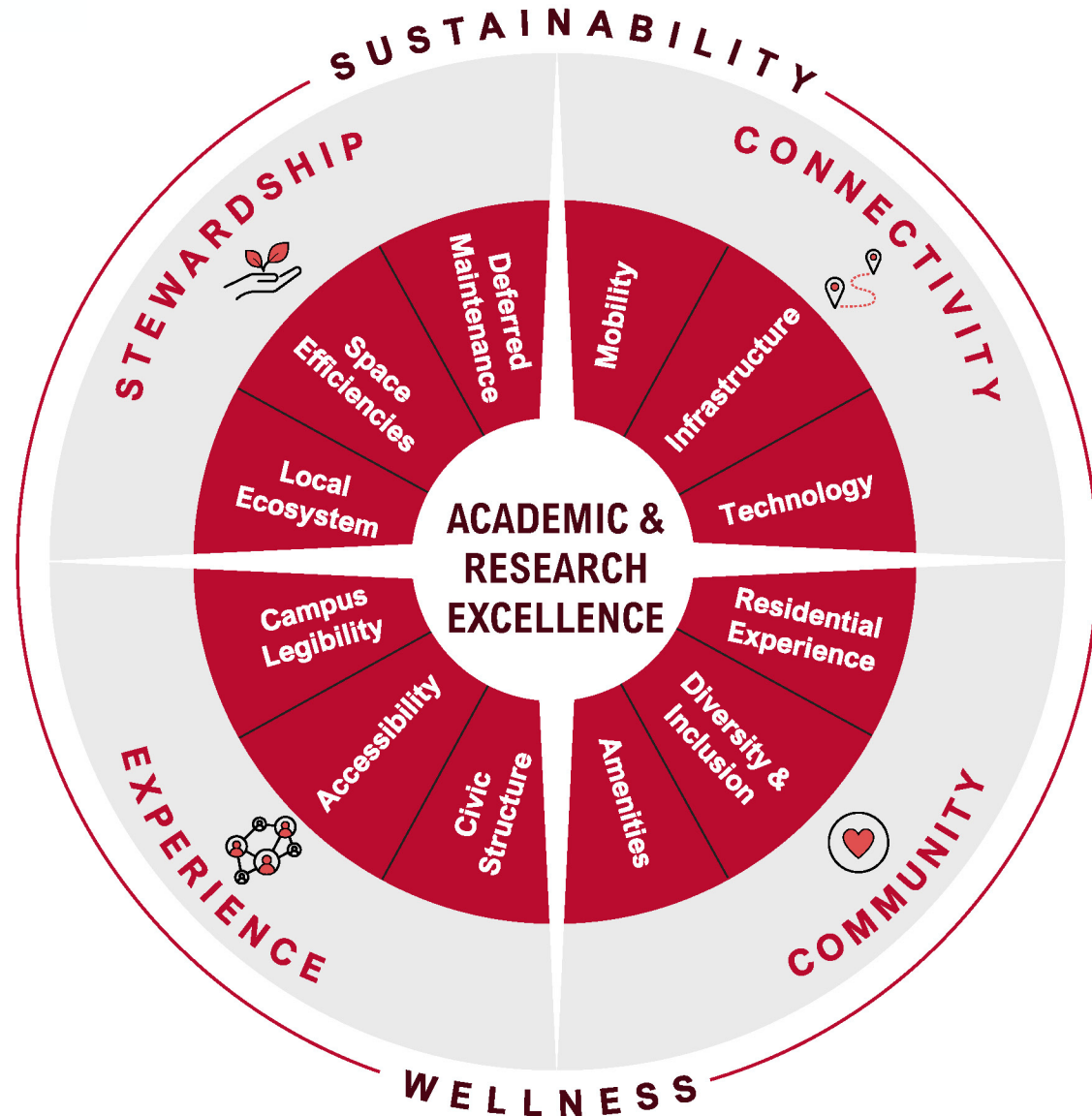
How much and what types of space will the university need to support its people and programs in the future?



KEY:
Need
Surplus
 In Balance

Framework 3.0 Planning Principles

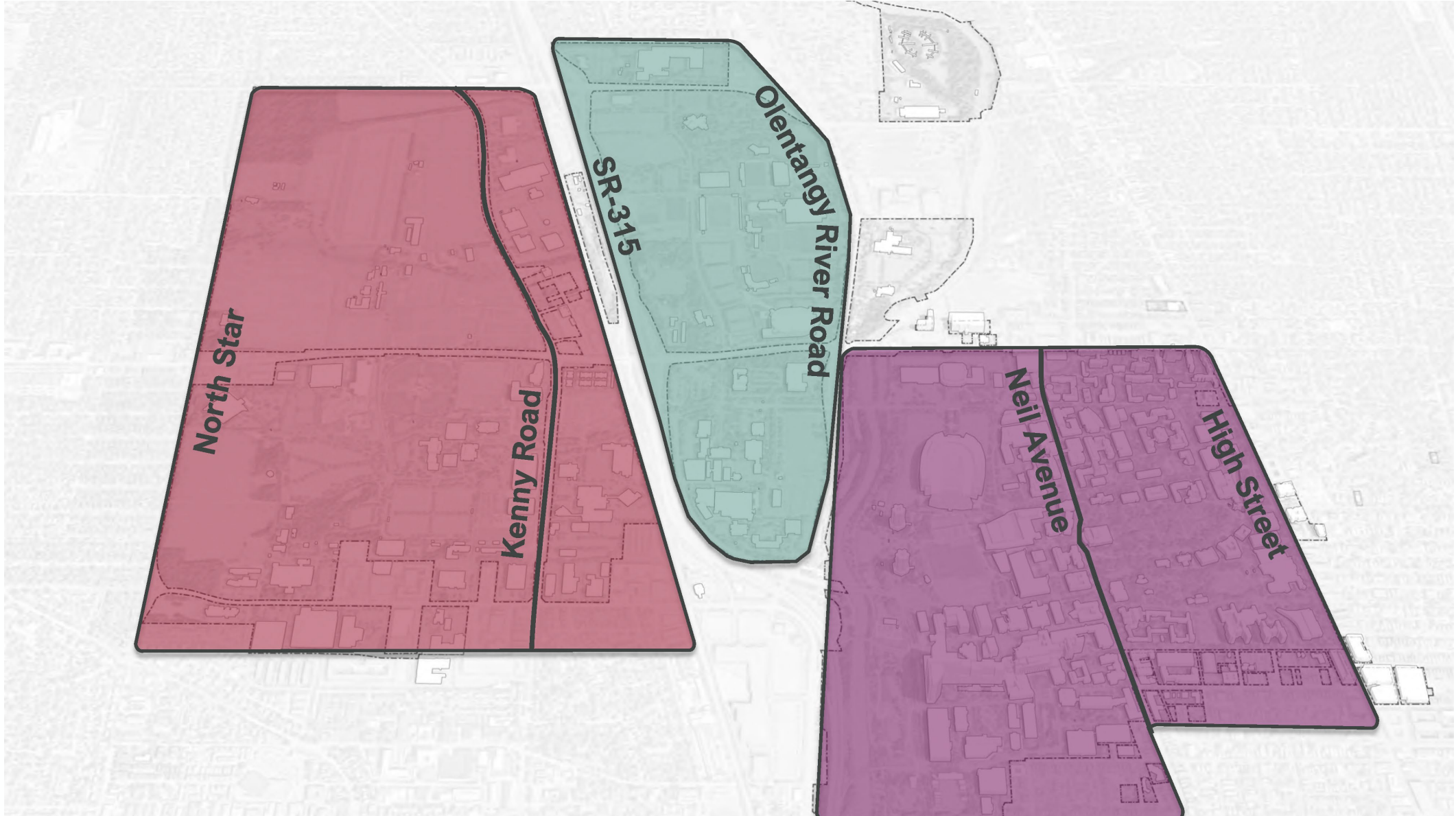
The physical campus will enhance Ohio State's position as a leading public university.



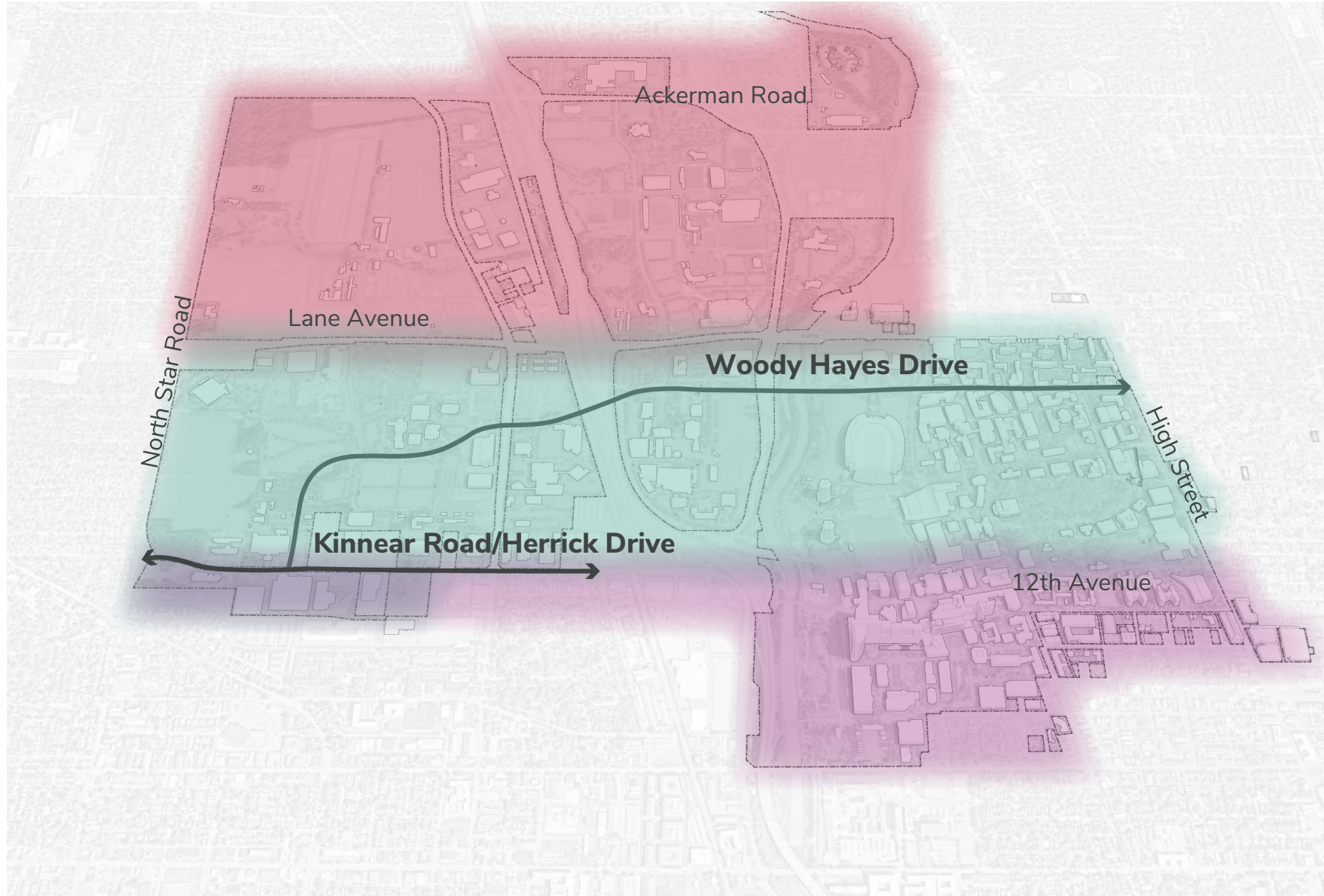


Where we are going:

Previous Planning Approach



Connected Campus Approach



Framework 3.0 Strategies

The physical campus will enhance Ohio State's position as a leading public university.



Community

Enhance community life through high-quality spaces and resources.

1. Establish interdisciplinary, mixed-use hubs on campus.
2. Support access to affordable on- and off-campus housing options.
3. Invest in amenity spaces that support an equitable, inclusive campus for all.
4. Create opportunities for interdisciplinary learning, research, and discourse.

Experience

Craft a welcoming, inclusive campus that is uniquely Ohio State.

1. Achieve reasonable comparability of space quality across units and space types.
2. Improve mobility and legibility between all areas of campus.
3. Leverage open spaces as venues for activity and wellness.
4. Improve campus gateways and edges.

Stewardship

Promote efficient use of campus space and resources.

1. Optimize and renew existing spaces before increasing GSF.
2. Reduce energy use, water consumption, and carbon footprint.
3. Recognize the whole campus as part of the learning environment.
4. Integrate modern workplace guidelines and increase utilization of academic and research space.

Connectivity

Make the campus feel smaller through improved mobility and collaboration.

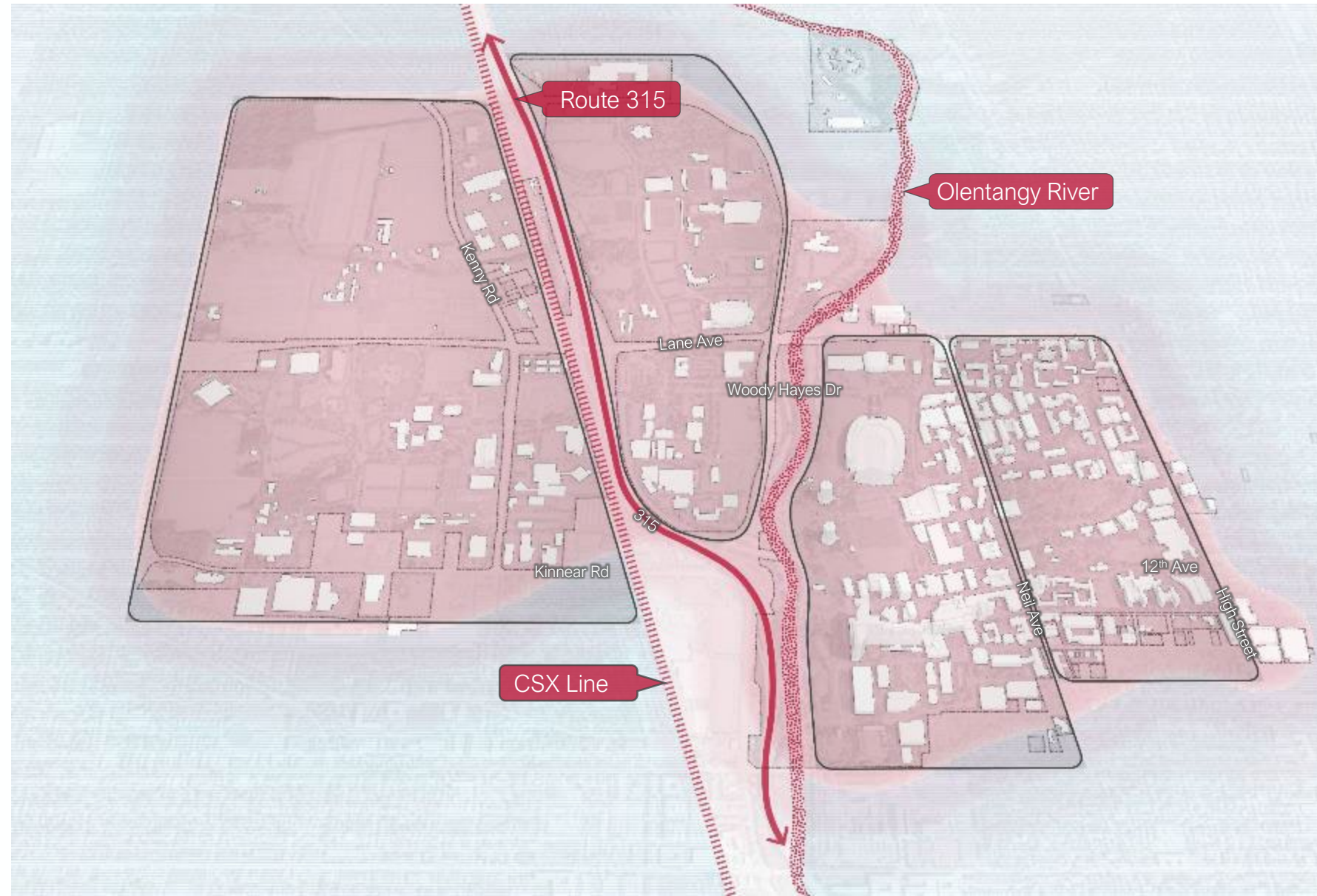
1. Increase multi-modal transit options and infrastructure for cross-campus movement.
2. Invest in technology and spaces for hybrid and virtual modalities.
3. Enhance connections, campus character, and hierarchy of spaces through natural systems and landscapes.
4. Support partnerships and community engagement opportunities on and off campus.

Existing Conditions



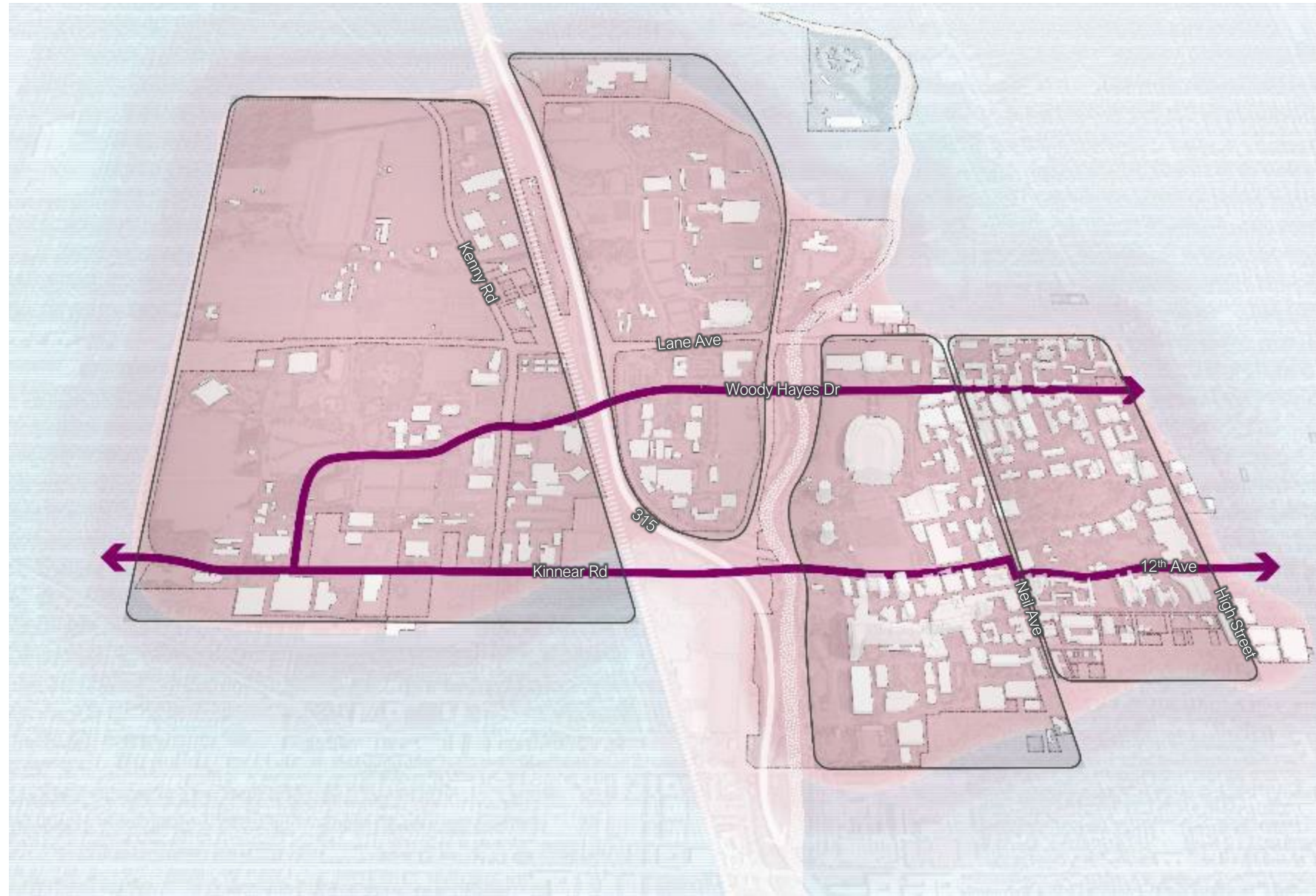
North-South Campus Connections

- Existing Barrier
- Adjacent Community
- North-South Sections



Shifting the Framework

- Existing Barrier
- Adjacent Community
- North-South Sections
- ↔ Key East-West Corridors



High Activity Areas + Opportunities for Increased Density/Development

- Existing Barrier
- ▒ Adjacent Community
- ↔ Key East-West Corridors
- Academic & Research
- Housing
- Amenity
- Hospital
- ▨ Opportunity Area



Key Connections + Interdisciplinary Hubs

- Existing Barrier
- Adjacent Community
- ↔ Vehicular Connection
- ⊘ Opportunity Area
- ⚡ Pedestrian Connection
- Existing Hub
- Future Hub



Concept Plan

- Existing Barrier
- ▒ Adjacent Community
- ↔ Vehicular Connection
- ▨ Opportunity Area
- ↔ Pedestrian Connection
- Existing Hub
- Future Hub
- Open Space Network
- 📍 Gateway



Parallel Planning

JANUARY 2023

**FRAMEWORK
SCENARIO
PLANNING**

FEBRUARY 2023

**FRAMEWORK
SCENARIO
PLANNING**

MARCH 2023

**FRAMEWORK
SCENARIO
PLANNING**

APRIL 2023

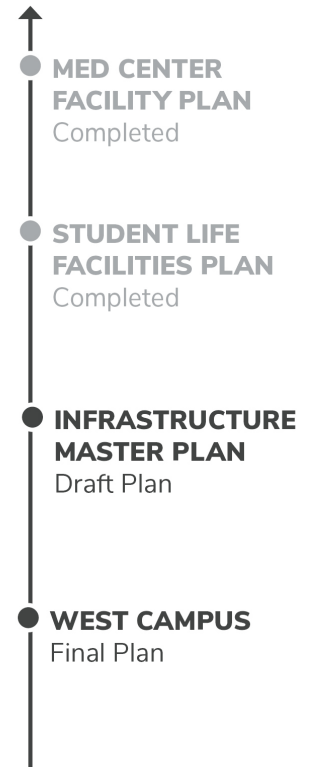
**FRAMEWORK
SCENARIO
PLANNING**

MAY 2023

**FRAMEWORK
DRAFT
PLANNING**

JUNE - SEPT 2023

**FRAMEWORK
FINAL PLAN**



Next Steps

- **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



SUMMARY OF ACTIONS TAKEN

November 15, 2022 – Master Planning & Facilities Committee Meeting

Members Present:

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

Reginald A. Wilkinson
Taylor A. Schwein
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 Tuesday, November 15, 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 7:58 a.m.

Mr. Fischer welcomed newly appointed trustees, Pierre Bigby, John Perez, and Taylor Schwein to the Board and specifically welcomed Taylor to the Master Planning and Facilities Committee as she will serve as the new graduate student trustee member of this group.

Items for Discussion

1. **Physical Environment Scorecard:** This scorecard shares Q1 FY23 data through September 2022. Only four metrics are coded red now (down from seven at the August 2022 meeting): WOSU Broadcast Audience, Major On-Campus Crimes, and Traffic Accidents (both injury and non-injury metrics). The % Projects Completed on Time >\$200K metric is now green, despite being red at the August meeting. The Facility Condition Index metric continues to be coded yellow.

(See Attachment X for background information, page XX)

2. **Sustainability Goals Update:** Mr. Kasey presented the FY22 Resource Stewardship and Ohio State Energy Partners (OSEP) scorecards. On the Resource Stewardship scorecard, only one item is coded as red – Reduce Carbon Footprint of University Fleet Per 1,000 Miles Traveled by 25% by 2025. In your materials, there is also a summary of Ohio State's sustainability goals and highlights of achievements.

(See Attachment X for background information, page XX)

3. **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. The Combined Heat & Power Plant/District Heating & Cooling Loop (CHP and DHC) project continues to be listed as not on track for schedule or budget. And the WMC Outpatient Care West Campus is being watched closely for schedule and budget.

(See Attachment X for background information, page XX)

4. **Facilities Operations and Development Annual Report:** The FOD Annual Report focuses on projects completed and initiated during FY22, which includes six Board-approved projects that were completed in FY22 with a total budget of nearly \$179M. Mr. Conselyea also highlighted several initiatives and



accomplishments impacting the campus community, such as the deferred maintenance initiative and safety efforts.

[\(See Attachment X for background information, page XX\)](#)

5. Framework 3.0: Amanda Hoffsis, the new Vice President for Planning, Architecture and Real Estate, provided an update on Framework 3.0, with a focus on the data collection and analysis completed to date. Ms. Hoffsis also shared a draft planning principles, which serve as the foundation for the concepts and scenarios to be developed in the next several months. An update will be shared with this committee at every meeting until the plan is complete.

[\(See Attachment X for background information, page XX\)](#)

6. Cannon Drive Update: Mr. Kasey provided an update on Phase 2 of the Cannon Drive project which, when complete, will provide protection from a 500-year flood event. Phase 1 of the project, between King Avenue and Herrick Drive, was completed the summer of 2020. Construction on Phase 2 will begin in January 2023. Extensive coordination with the Wexner Medical Center and the broader campus community is ongoing due to the logistics of delivering this highly complex project. A request for an increase of \$11.3M to the project is included in the action items at this meeting. The increase includes \$6.3M for ENGIE utility scope; \$4M, reimbursable by the city of Columbus, for the expansion of the sewer siphon to facilitate future campus growth; and \$1M for the replacement of an aging waterline under the Olentangy River.

[\(See Attachment X for background information, page XX\)](#)

7. Tunnel Exigency Request: Mr. Conselyea updated the committee on a request for emergency tunnel repairs that was declared a public exigency by the Ohio Facilities Construction Commission in September, exempting the project from competitive bidding. The scope includes the emergency shoring of two tunnel locations on the midwest campus and four tunnel locations in the academic core. A request for additional tunnel repair work in the academic core, unrelated to the exigency request, is included in the items for action.

[\(See Attachment X for background information, page XX\)](#)

Items for Action

8. Approval of Minutes: No changes were requested to the August 2022, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
9. Resolution No. 2023-48: Approval of an amendment to the 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.

(See Appendix X for background information, page XX)

10. Resolution No. 2023-49: Approval to Enter Into/Increase Professional Services and 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



THE OHIO STATE UNIVERSITY

	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

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.

(See Appendix X for background information, page XX)

11. Resolution No. 2023-50: 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.

(See Appendix X for background information, page XX)

Action: Upon the motion of Mr. Fischer, seconded by Mr. Stockmeister, the committee approved the August 18, 2022 meeting minutes by majority voice vote with the following members present and voting: Mr. Fischer, Mr. Stockmeister, Mrs. Harsh, Dr. Wilkinson, Ms. Schwein, Mr. Klingbeil, Mr. Schottenstein and Dr. Fujita.

Action: Upon the motion of Mr. Klingbeil, seconded by Dr. Wilkinson, the committee adopted the remaining resolutions by majority voice vote with the following members present and voting: Mr. Fischer, Mr. Stockmeister, Mrs. Harsh, Dr. Wilkinson, Ms. Schwein, Mr. Klingbeil, Mr. Schottenstein and Dr. Fujita.

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, Ms. Schwein, Mr. Klingbeil, Mr. Schottenstein and Dr. Fujita.

The committee entered executive session at 9:08 a.m. and returned to public session at 9:55 a.m.

The committee adjourned at 9:56 a.m.

DRAFT

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

Steam Vaults Repairs and Replacements – 133-23-LFC

Synopsis: Approval of an amendment to the Ohio State Energy Partners LLC (OSEP) fiscal 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 (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 fiscal year 2023, 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 project 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:

Steam Vaults Repairs and Replacements 133-23-LFC

Scope: Repair and/or replacement of several steam distribution system underground vaults. This project was previously approved for design. Early design work identified an urgent need to replace the 12th Avenue/Doan Hall vault in order to ensure maintenance of traffic. This partial project request is only for this 12th Avenue vault. Construction approval for the remaining vault repairs and replacements will be requested once the design is complete.

Construction Cost Request: \$ 227,000

Project Cost Breakdown	Cost
FY 2023 – Design Cost	\$ 0.470 M
FY 2023 – Construction Cost	\$ 0.227 M
FY 2024 – Construction Cost Estimate	\$ 3.243 M
Total Project Cost Estimate	\$ 3.940 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 PROFESSIONAL SERVICES CONTRACTS

Ice Rink Replacement

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

Energy Advancement and Innovation Center

Riffe – 2nd Floor Classrooms

Roof Renewal FY23-24

APPROVAL TO ENTER INTO/INCREASE CONSTRUCTION CONTRACTS

Healthy Community Center Renovation

Martha Morehouse Tower HVAC Infrastructure

The James Outpatient Care

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

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

	Prof. Serv. Approval Requested	Total Requested	
Ice Rink Replacement	\$2.7M	\$2.7M	fundraising

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
Energy Advancement and Innovation Center	\$0.4M	\$0.8M	\$1.2M	auxiliary funds university funds partner funds
Riffe 2 nd Floor Classrooms	\$0.6M	\$4.8M	\$5.4M	university funds
Roof Renewal FY23-24	\$0.7M	\$4.1M	\$4.8M	state 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	
Healthy Community Center Renovation	\$4.7M	\$4.7M	auxiliary funds
Martha Morehouse Tower HVAC Infrastructure	\$13.4M	\$13.4M	auxiliary funds
The James Outpatient Care	\$7.0M	\$7.0M	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 professional services funding for the Ice Rink Replacement project, professional services and construction funding for Riffe 2nd Floor Classrooms project, and additional construction funding for The James Outpatient Care project is requested; 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 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 Ice Rink Replacement, Riffe 2nd Floor Classrooms and The James Outpatient Care projects;

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

Project Data Sheet for Board of Trustees Approval

Ice Rink Replacement

OSU-230416 (REQ ID# ABA23017)

Project Location: Athletics District

- **approval requested and amount**

Professional services	\$2.7M
Total requested	\$2.7M

- **project budget**

Professional services	\$2.7M
Construction w/contingency	\$TBD
Total project budget	\$TBD

- **project funding**

Fundraising

- **project schedule**

BoT professional services approval	02/23
design	04/23 – 04/24
BoT construction approval	05/24
construction	06/24– 03/26
facility opening	04/26

- **project delivery method**

Construction Manager at Risk

- **planning framework**

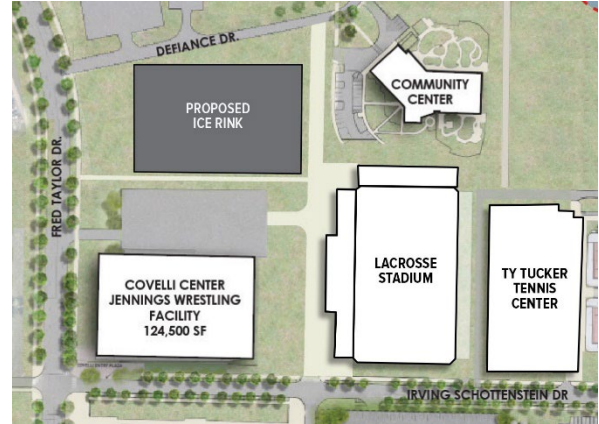
- The project is based on a series of studies.
- The FY 2023 Capital Investment Plan will be amended to include professional services for this project.

- **project scope**

- The project will construct a new facility in the Athletics District for the Men's and Women's Ice Hockey programs.
- The facility will include team locker rooms, an athlete lounge, team dining / nutrition, support services, offices for coaching staff, and team training along with an expansion of spectator seating capacity and broadcasting capabilities.
- The final program and total project cost will be validated during design.

- **approval requested**

- Approval is requested to enter into professional services contracts.
- Approval is requested to amend the FY 2023 Capital Investment Plan.



- **project team**

University project manager:	Lytle, Sara
AE/design architect:	TBD
CM at Risk or Design Builder:	TBD

Project Data Sheet for Board of Trustees Approval

Energy Advancement and Innovation Center

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

Project Location: 2281 Kenny Road – West Campus

- **approval requested and amount**

professional services	\$0.4M
construction w/contingency	\$0.8M
Total requested	\$1.2M

- **project budget**

professional services	\$9.4M
construction w/contingency	\$39.5M
Total project budget	\$48.9M

- **project funding**

Auxiliary Funds
University Funds (CEMP)
Partner Funds (OSEP)

- **project schedule**

BoT professional services approval	2/19
design	9/19 – 6/21
BoT construction approval	11/20
bidding/GMP	8/21
construction	9/21 – 10/23
facility opening	10/23

- **project delivery method**

Construction Manager at Risk

- **planning framework**

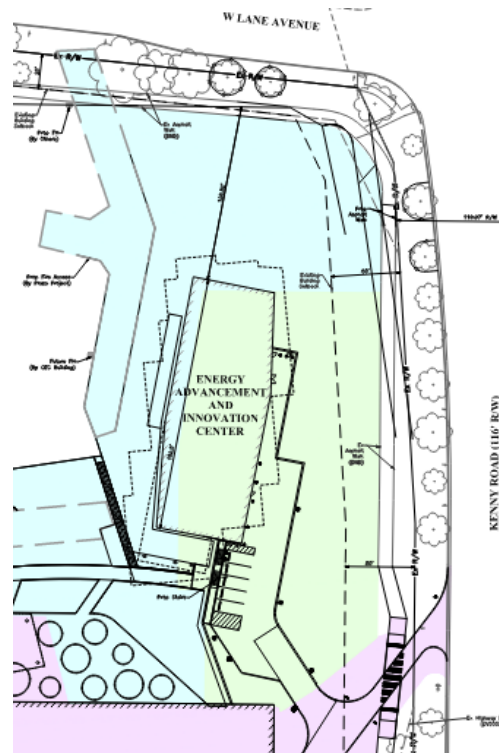
- The long-term lease and concession agreement between the university and Ohio State Energy Partners included \$50M for the development of the Energy Advancement and Innovation Center to serve as an experimental hub for energy research and technology incubation.
- This project is included in the FY 2019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

- **project scope**

- the 66,154 square foot facility is a cornerstone of the public/private partnership with Ohio State Energy Partners (OSEP) and will be designed in conjunction with the Interdisciplinary Research Facility to ensure consistent design and site construction.
- the project includes dedicated lab space, collaborative learning and gathering space and small focused workspace; a 210-seat seminar room and a 96-seat café will serve both the Innovation and Research Buildings
- the requested increase is to build out the café and includes a previous increase for the addition of an underground storm drainage system

- **approval requested**

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



- **project team**

University Project Manager:	Brendan Flaherty
AE/Design Architect:	Moody Nolan/Smith Miller Hawkinson
CM at Risk:	Whiting Turner/Corna Kokosing

Project Data Sheet for Board of Trustees Approval

Riffe - 2nd Floor Classrooms

OSU-230433 (REQ ID#PHR220004)

Project Location: Riffe Building (266)

- **approval requested and amount**

Professional services	\$0.6M
Construction w/contingency	\$4.8M
Total requested	\$5.4M

- **project budget**

Professional services	\$0.6M
Construction w/contingency	\$4.8M
Total project budget	\$5.4M

- **project funding**

University Funds

- **project schedule**

BoT professional services approval	02/23
design	03/23 – 12/23
BoT construction approval	02/23
construction	06/24 – 10/25
facility opening	12/25

- **project delivery method**

Design Build

- **planning framework**

- The FY 2023 Capital Investment Plan will be amended to include this project.
- The project is consistent with Framework 2.0 and the 2019 Classroom Masterplan.
- The new classrooms will accommodate delivery of the College of Pharmacy's I3 curriculum and aid the College of Pharmacy toward compliance with ACPE (accrediting body).

- **project scope**

- The project will have a significant impact to the education environment and student experience enabling the College of Pharmacy to better deliver pharmacy and undergraduate curriculum.
- The project will renovate the former library space in Riffe (to be vacated upon completion of phase three of the Library Book Depository) with modern learning spaces, small-group meeting rooms and student study space.
- ADA improvements to include enhanced access into classroom spaces.

- **approval requested**

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



- **project team**

University project manager:	Martin, Eugenia
AE/design architect:	TBD
CM at Risk or Design Builder:	TBD

Project Data Sheet for Board of Trustees Approval

Roof Renewal FY23-24

OSU-230102 (REQ ID# FOD232001)

Project Location: Agricultural Administration (003), Mendenhall Laboratory (054), University Hall (339)

- **approval requested and amount**

Professional services	\$0.7M
Construction w/contingency	\$4.1M
<hr/>	
Total requested	\$4.8M

- **project budget**

Professional services	\$0.7M
Construction w/contingency	\$4.1M
<hr/>	
Total project budget	\$4.8M

- **project funding**

State Funds

- **project schedule**

BoT professional services approval	02/23
design	05/23 – 01/24
BoT construction approval	02/23
construction	03/24 – 10/25

- **project delivery method**

General Contracting

- **planning framework**

- This project is included in the FY 2023 Capital Investment Plan.
- This project will address deferred maintenance as identified by Facilities Operations and Development.

- **project scope**

- The project will address roofs on the Agricultural Administration Building, Mendenhall Laboratory, and University Hall that have reached their useful life.

- **approval requested**

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



- **project team**

University project manager:	Horsley, Mark
AE/design architect:	TBD
CM at Risk or Design Builder:	TBD

Project Data Sheet for Board of Trustees Approval

Healthy Community Center Renovation

OSU-210393 (REQ ID# SHA210004)

Project Location: Healthy Community Center (1039)

- **approval requested and amount**

Construction w/contingency	\$4.7M
Total requested	\$4.7M

- **project budget**

Professional services	\$0.4M
Construction w/contingency	\$4.7M
Total project budget	\$5.1M

- **project funding**

Auxiliary Funds

- **project schedule**

design	02/22 – 01/23
BoT construction approval	02/23
construction	04/23– 12/23
facility opening	01/24

- **project delivery method**

General Contracting

- **planning framework**

- The community center will be a valuable resource to support lifestyle changes that will transform the health of the community. The non-clinical space will complement the services provided by Outpatient Care East and University Hospital East.
- This project is included in the FY 2022 Capital Investment Plan.

- **project scope**

- The project will repurpose a vacated library located at 1600 East Long Street. The renovation includes a cafe with prep kitchen, an innovation room for wellness and fitness initiatives, multipurpose community rooms, a demonstration kitchen, office area, new ADA restrooms and an exterior seating area.

- **approval requested**

- Approval is requested to enter into construction contracts.



- **project team**

University project manager:	Vetrano, Christina
AE/design architect:	Moody Nolan
General Contractor:	TBD

Project Data Sheet for Board of Trustees Approval

Martha Morehouse Tower HVAC Infrastructure

OSU-220060 (REQ ID# FAC220001)

Project Location: Morehouse Medical Plaza - Tower (881)

- **approval requested and amount**

Construction w/contingency	\$13.4M
<u>Total requested</u>	<u>\$13.4M</u>

- **project budget**

Professional services	\$2.5M
Construction w/contingency	\$14.9M
<u>Total project budget</u>	<u>\$17.4M</u>

- **project funding**

Auxiliary Funds

- **project schedule**

BoT professional services approval	08/21
design	01/22 – 02/23
BoT construction approval	02/23
construction - phased	5/23-10/24

- **project delivery method**

Construction Manager at Risk

- **planning framework**

- In 2021, \$2.5M was approved for professional services through design development for HVAC infrastructure for the Tower.
- In 2022, an additional \$1.5M was approved for increased professional services for HVAC infrastructure for the Tower and an early procurement for HVAC equipment.
- This project is included in the FY 2022 Capital Investment Plan.

- **project scope**

- The project will provide HVAC infrastructure upgrades for floors 1-3, 9 and 10.
- The construction approval requested will replace AHU's 1 and 2 that feed the first and second floors and core of the building, install new heating hot water piping in recent mechanical room building addition and upgrade infrastructure on floors 3, 9 and 10.
- Construction is anticipated to be completed in 4 phases starting in May of 2023 and ending in October of 2024. Building operations will be maintained throughout construction.

- **approval requested**

- Approval is requested to increase construction contracts



- **project team**

University project manager:	Radabaugh, Alexandra
AE/design architect:	Wellogy
CM at Risk or Design Builder:	Barton Malow

Project Data Sheet for Board of Trustees Approval

The James Outpatient Care

OSU-180390 (CNI#13000189, 18000175, 18000156)

Project Location: Kenny Road and Carmack Road



- **approval requested and amount**

Construction w/contingency	\$7.0M
<u>Total requested</u>	<u>\$7.0M</u>

- **project budget**

Professional services	\$27.9M
Construction w/contingency	\$326.1M
<u>ENGIE Scope</u>	<u>\$2.5M</u>
<u>Total project budget</u>	<u>\$356.5M</u>

- **project funding**

Auxiliary funds
Fundraising
Partner funds (Nationwide Children's Hospital & OSEP/ENGIE funds)

- **project schedule**

BoT professional services approval	11/18
design/bidding	12/18 – 7/20
BoT construction approval – garage	11/19
BoT construction approval – amb/proton	2/20
construction	5/20 – 4/23
facility opening – garage/ambulatory	7/23
facility opening – proton	10/23

- **project delivery method**

Construction Manager at Risk

- **planning framework**

- The project is included in the FY 2019 and FY 2020 Capital Investment Plans. The FY 2023 Capital Investment Plan will be amended to include the proposed increase.
- Consistent with the University and Wexner Medical Center strategic plans.

- **project scope**

- The proposed increase will settle subcontractor claims and provide additional construction administration support through project completion.
- The project will construct a 385,000 square foot cancer-focused ambulatory facility, including a 65,000 square foot proton therapy center and a 640-space parking garage.
- The proton therapy treatment facility in partnership with Nationwide Children's Hospital, is the first of its kind in central Ohio that will focus on leading edge cancer treatments and research in flash technology.

- **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: Allen, Shaun
AE/design architect: Perkins and Will / DGI Group
CM at Risk or Design Builder: Boldt / Linbeck

APPROVAL FOR A PERPETUAL STORM SEWER EASEMENT

0.022 ACRES ALONG KENNY ROAD,
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to grant a perpetual storm sewer easement located along Kenny Road, Columbus, Franklin County, Ohio, to the city of Columbus is proposed.

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

WHEREAS the easement is needed to support west campus expansion, which will construct an extension of an existing roadway culvert and a new wingwall near Martha Morehouse.

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 grant of the easement upon the terms outlined above and any additional terms and conditions deemed to be in the best interest of the university.

**PERPETUAL STORM SEWER EASEMENT
BETWEEN THE OHIO STATE UNIVERSITY AND THE CITY OF COLUMBUS
KENNY ROAD, COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University is performing infrastructure improvements along Kenny Road to support west campus expansion. This easement is for a storm sewer, which includes extension of an existing roadway culvert and construction of a new wingwall near Martha Morehouse. The city of Columbus requires a new perpetual storm sewer easement as the culvert and wingwall extend beyond the current right of way.

In late 2022, the university granted the city a 25-year easement for construction of the storm sewer. This easement was intended to serve as an interim step to providing the city a perpetual easement, which cannot be granted until approval is received from the State of Ohio General Assembly. Timelines to obtain Assembly approval are currently unknown.

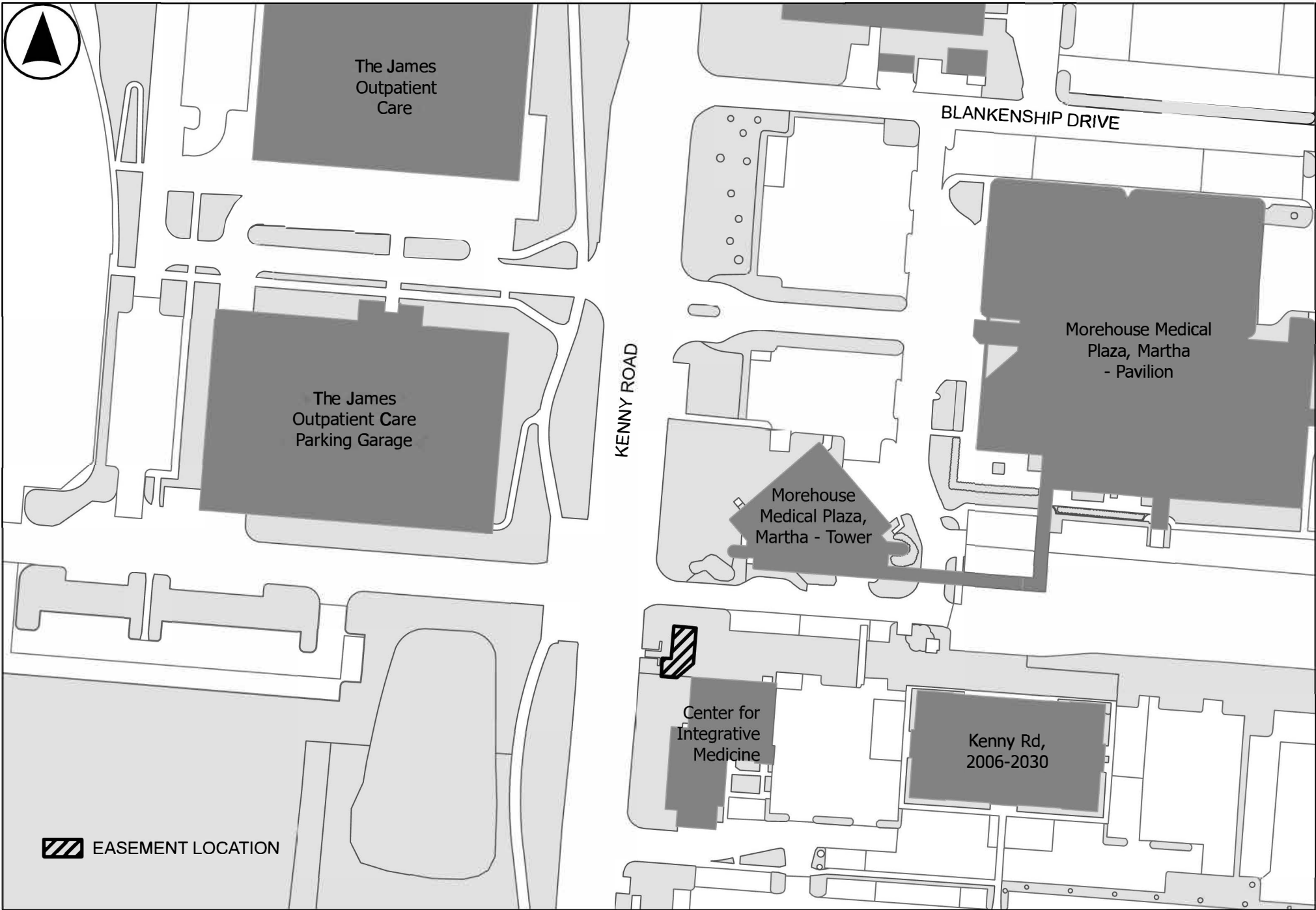
Location and Description

The property to be impacted by the proposed perpetual easement includes Franklin County parcel identification numbers 130-011841 and 130-011864. The property is located within the city of Columbus and lies within the Columbus campus.

The easement area comprises 0.022 acres and the university will be responsible for the maintenance and operation of the storm improvements within the easement area.

Easement Recommendation

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



 EASEMENT LOCATION

Kenny Road Storm Sewer
 Perpetual Easement
 Columbus, Franklin County, Ohio 43201

Prepared By: The Ohio State University
 Office of Planning, Architecture, and Real Estate
 Issue Date: November 11, 2022
 The Ohio State University Board of Trustees