

THURSDAY, May 18, 2023
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

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. *Resource Stewardship Update – Ms. Aparna Dial* 8:40-8:50am
4. *Framework 3.0 – Ms. Amanda Hoffsis* 8:50-9:00am
5. *BMEC Phase 2 and Campbell Hall Design Reviews – Ms. Amanda Hoffsis and Mr. Kyle Albert* 9:00-9:10am

ITEMS FOR ACTION


6. Approval of February 2023 Committee Meeting Minutes – Mr. Alan Stockmeister
7. Approval of Interim Capital Investment Plan for Fiscal Year 2024 – Mr. Jay Kasey, Mr. Michael Papadakis 9:10-9:15am
8. Approval of FY24 Interim Ohio State Energy Partners Capital Plan – Mr. Scott Potter 9:15-9:20am
9. Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts – Mr. Mark Conselyea 9:20-9:25am
10. Approval for Purchase of Real Property – 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)	\$122,801,415	\$153,827,852	\$150,715,508	2.1%		\$208,367,500	
B. OPERATIONAL							
1. % Projects Completed On Time >\$200K	70.0%	96.9%	90.0%	7.6%		90.0%	31 of 32 Projects completed On-Time.
2. % Projects Completed On Budget >\$200K	90.0%	100.0%	90.0%	11.1%		90.0%	32 of 32 Projects completed On-Budget.
3. Capital Investment Program Spend*	\$812.3	\$837.9	\$965.3	-13.2%		\$1,317.5	In Millions
4. Facility Condition Index**	0.10	0.11	0.08	37.5%		0.08	Completed building assessments as of March 31, 2023: 192 buildings assessed, 20.1 million GSF. Not representative sample, target ranges still under review
5. CABS Riders	2,006,594	2,204,960	2,352,000	-6.3%		2,911,000	Despite a year-over-year increase in total ridership, year to date ridership did not achieve projected numbers.
6. WMC Parking Garage Peak Time Occupancy % ***	75.3%	80.3%	80.0%	0.4%		80.0%	YTD (March) Occup%: Transient = 93.2%, Permit = 76.1%, Mixed= 77.7% CampusParc uses loop counters to track counts. In high demand we see counts over 100%.
7. Cost of Daily Temporary Parking Space Closures	\$132,478	\$151,510	\$108,696	39.4%		\$135,965.00	Key contributors YTD: 610 Ackerman Roof, DHC (Engie) Projects, Cannon Phase 2, Martha Morehouse Renovation, West Campus - BP 2, the 12th Avenue Garage, Sisson East lot, Dodd Hall-Windows, & Orton Hall.
8. WOSU Broadcast Audience (Viewers, Listeners)	663,638	629,750	663,638	-5.1%		648,625	WOSU-FM 89.7 jumped to #2 in Columbus Market for February, Classical 101 listeners increased over 22% compared to July-Feb FY22; TV increased 9,000 households from January. Reflects February data. March data not available for distribution.
9. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	3,882,533	4,491,791	3,882,533	15.7%		5,721,982	All digital platforms increased compared to July-Feb FY22 (Unique visitors 19%, Video views 17%, and Streaming 6%). Note, February data is presented. March data not available at time of distribution.
C. SAFETY							
1. EHS Recordable Accident Rate (CYTD):	0.65	0.66	1.60	-58.8%		1.60	2023 Calendar YTD
2. Major On-Campus Crimes	174	144	125	15.2%		166	Under target for month; over target YTD; all categories are down except theft of motor vehicle parts
3. Avg Response Time to In-Progress Calls for Svc	6:57	4:35	5:00	-8.3%		5:00	Below Target Month and YTD
4. Traffic Accidents Injury	21	12	21	-42.9%		26	Below Target Month and YTD
5. Traffic Accidents Non-Injury	80	84	80	5.0%		95	Below Target Month; slightly above YTD
6. Off-Campus Crime Statistics	1,212	907	1,212	-25.2%		1,761	Below Target Month and YTD

* 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



Major Project Updates

Projects Over \$20M

MAY 2023

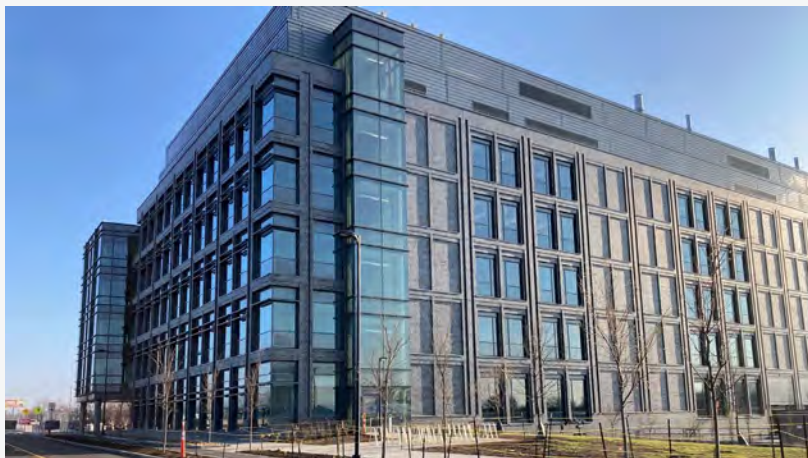


Project Status Report - Current Projects Over \$20M

PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Pelotonia Research Center	COMPLETE	✓	✓	\$227.8 M	On Track	On Track
The James Outpatient Care	4/23	✓	✓	\$356.5 M	Watching Closely	Not on Track
Jane E. Heminger Hall and Newton Renovation	5/23	✓	✓	\$31.7 M	On Track	On Track
Arts District	6/23	✓	✓	\$165.3 M	On Track	On Track
Energy Advancement and Innovation Center	9/23	✓	✓	\$48.9 M	On Track	On Track
Interdisciplinary Health Sciences Center	1/24	✓	✓	\$157.3 M	On Track	On Track
Combined Heat & Power Plant/District Heating & Cooling Loop	3/24	✓	✓	\$289.9 M	Not on Track	Not on Track
Newark – Founders Hall Enhancements	4/24	✓	✓	\$26.4 M	On Track	On Track
Martha Morehouse Facility Improvements	7/24	✓	✓	\$41.8 M	On Track	On Track
Celeste Lab Renovation	8/24	✓	✓	\$49.7 M	On Track	On Track
Cannon Drive Relocation - Phase 2	12/24	✓	✓	\$68.1 M	On Track	On Track
Wexner Medical Center Inpatient Hospital	10/25	✓	✓	\$1,904.2 M	On Track	On Track
TOTAL – 12 PROJECTS				\$3,367.6 M		

■ On Track
 ■ Watching Closely
 ■ Not on Track

Pelotonia Research Center



PELOTONIA RESEARCH CENTER

Construct a five-story laboratory building in Carmenton 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: Partial occupancy inspection granted by the State of Ohio. Large exterior signs to be installed early May. North side exterior plaza will complete in July 2023.

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	COMPLETE
Facility Opening	6/23

- On Budget
- On Time

The James Outpatient Care



THE JAMES OUTPATIENT CARE

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: Life safety inspections for the remainder of the building began in April 2023. Finishes are ongoing at all levels. Major and minor equipment is being installed throughout. Sitework and landscaping will be completed prior to building opening in July.

CURRENT BUDGET	
Construction w/ Cont	\$229.6 M
Total Project	\$356.5 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



JANE E. HEMINGER HALL AND NEWTON RENOVATION

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



PROJECT FUNDING: University funds; fundraising; state funds

PROJECT UPDATE: The renovation in Newton Hall is ongoing with wall installation complete and the large tiered classroom being readied for concrete. The Newton façade work is nearing completion and will create a much-needed light filled space along Neil Avenue for 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	10/22 - 5/23
Fac Opening - Heminger	COMPLETE
Fac Opening – Newton	6/23

 On Budget
 On Time

Arts District



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 (DTFMA) 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: Staff equipment move started March 2023. DTFMA is scheduled for partial occupancy April 2023. Substantial completion is scheduled for June 2023. Building will be set up for teaching and performances autumn semester, August 2023. Audio-visual components will continue to be installed based on availability.

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

- On Budget - DoTFMA
- On Time - DoTFMA

Energy Advancement and Innovation Center



ENERGY ADVANCEMENT AND INNOVATION CENTER

Construct an approximately 66,000 square foot 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: Building shell and roof are complete. Structural steel is complete and ready for photovoltaics solar array installation.

CURRENT BUDGET	
Construction w/ Cont	\$39.0 M
Total Project	\$48.9 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



INTERDISCIPLINARY HEALTH SCIENCES CENTER

Multi-phase renovation of 120,000 square feet and addition of 100,000 square feet 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: Final inspections are complete, as is site work along 10th Avenue. Furniture & AV installations are now in progress, and the formal move-in will occur in mid-July in preparation for the start of classes in August. Hamilton Hall: Forum exterior enclosure is nearly complete. Interior finishes are nearing completion on floors 2, 3 & 4 and are in progress on the first floor. Air handler units are operational and being used for temporary conditioning. Quad underground utilities are nearing completion and site paving work is progressing.

CURRENT BUDGET	
Construction w/ Cont	\$139.2 M
Total Project	\$157.3 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**

CHP/DHC



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: CHP plant mechanical and electrical work progressing forward. Distribution system installation at midwest campus in process and on target for completion. CHP by-pass plant in operation and providing chilled water and heating hot water to west campus Pelotonia Research Center and outpatient facilities.

CURRENT BUDGET	
Total Project	\$289.9 M

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	11/20-3/24
Facility Opening	3/24

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

On Budget On Time

Newark Founders Hall Enhancements



NEWARK FOUNDERS HALL ENHANCEMENTS

The project will renovate approximately 90,000 square feet for Ohio State 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. Full demolition started April 2023. Exterior improvements and site work will begin in June 2023.

CURRENT BUDGET	
Construction w/ Cont	\$23.3 M
Total Project	\$26.4 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**

Martha Morehouse Facility Improvements



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 square foot addition to the north and west, expanding registration, laboratory spaces, and waiting area; renovate 105,000 square feet 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 construction is ongoing with an anticipated opening date of August 2023. This phase includes west registration, lab, Advanced Immediate Care, OSU Preoperative Assessment Clinic, Comprehensive Weight Management, and BistrOH!.

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	9/20-7/24
Facility Opening - Phased	8/24

■ On Budget
■ On Time

Celeste Lab Renovation



CELESTE LAB RENOVATION

Upgrade the building mechanical, electrical and plumbing systems; renovate approximately 18,500 square feet 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. The phased construction of the laboratories has begun. The phasing allows classes to continue while construction is ongoing.

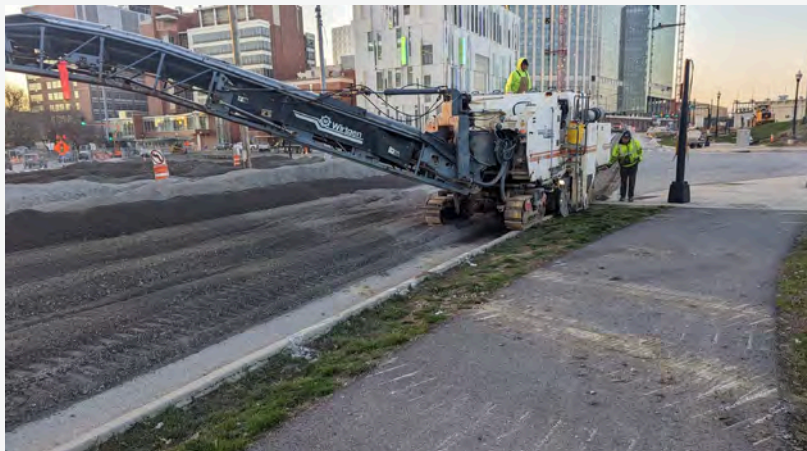
CURRENT BUDGET	
Construction w/ Cont	\$41.2 M
Total Project	\$49.7 M

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



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 began April 2023. Drake Union abatement to begin in June with demolition to occur in the fall.

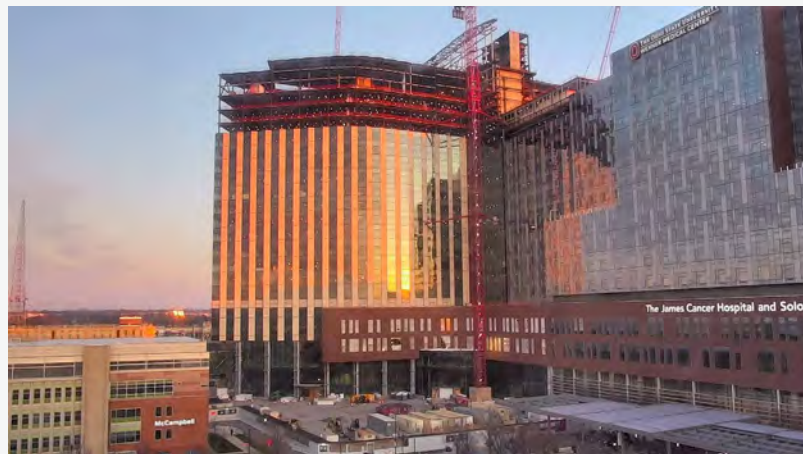
CURRENT BUDGET	
Construction w/ Cont	\$55.5 M
Total Project	\$68.1 M

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

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

 On Budget
 On Time

Wexner Medical Center Inpatient Hospital



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 complete. Enclosure is complete through L18 with much of the building up to L21. Interior framing, mechanical, electrical, and plumbing rough-in is ongoing through L18.

CURRENT BUDGET	
Construction w/ Cont	\$1,711.1 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

Resource Stewardship Update

May 2023



Achieve Carbon Neutrality by 2050

Accomplishments:

- **Energy efficiency programs**
(~60,000 MTCO₂e reduction)
- **Renewable Energy Credits**
(~60,000 MTCO₂e reduction)
- **Solid waste emissions**
(~2,500 MTCO₂e reduction)

Other Impacts:

- **Air travel and commuting**
(~45,000 MTCO₂e reduction)





**Achieve Carbon
Neutrality by 2050**

- Opportunities:**
- Strategic Infrastructure Optimization Plan (SIOP)
 - Energy Advancement & Innovation Center (EAIC)

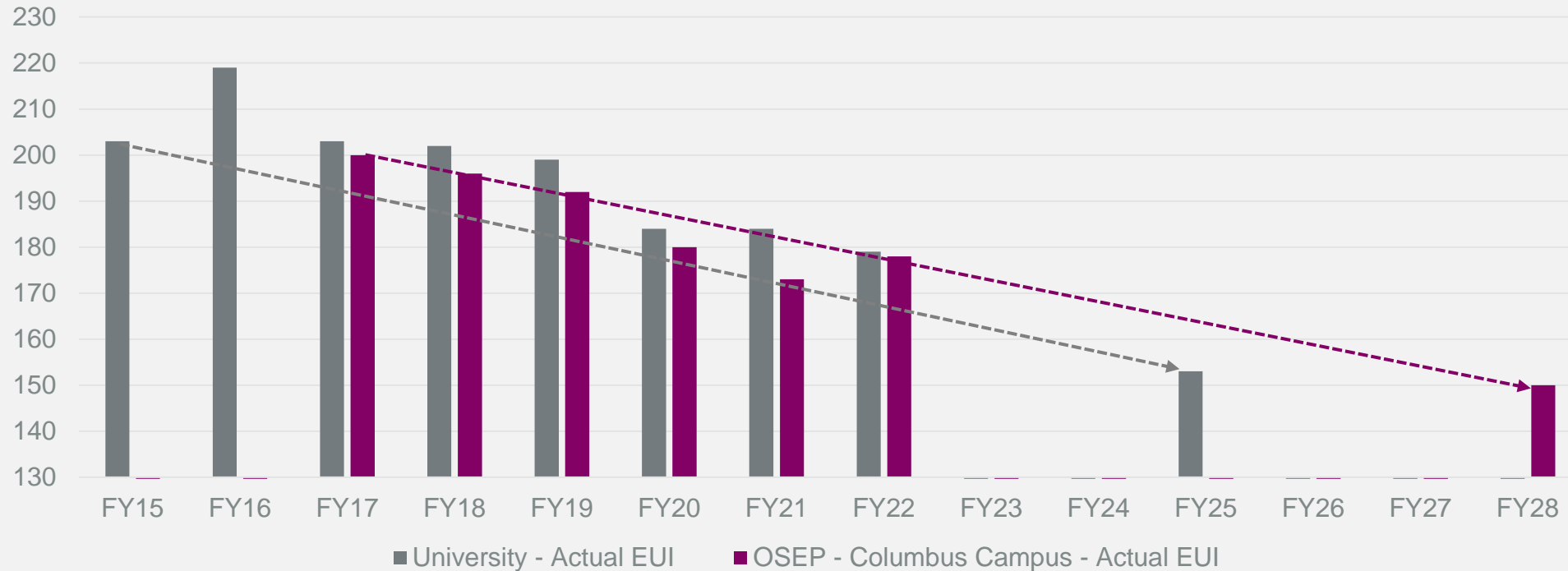
Increase the Energy Efficiency of the University per Building Square Foot by 25% by 2025

Accomplishments:

- 46 Energy Conservation Projects (300,000 MMBTU in energy savings)
 - LED conversion
 - Heat recovery chillers
- Division 18 Building Design Standards



Energy Use Intensity Reduction Trends



Increase the Energy Efficiency of the University per Building Sqr Ft by 25% by 2025

- Opportunities:**
- ECM program continuation with Ohio State Energy Partners
 - Regional campus energy efficiency
 - Building energy setback program
 - Explore feasibility of solar energy

Reduce Potable Water Consumption by 10% Per Capita Every 5 Years

- FY22 usage - 1.1 billion gallons
- FY22 water and sewage cost ~\$10 million

Accomplishments:

- Annual reduction since 2015 - 390 million gallons (savings of \$1.2 million/year)





Reduce Potable Water Consumption
by 10% Per Capita Every 5 Years

Opportunities: • Wastewater Reuse and Reclamation
Facility RFP Issuance

Increase Ecosystem Services Index Score

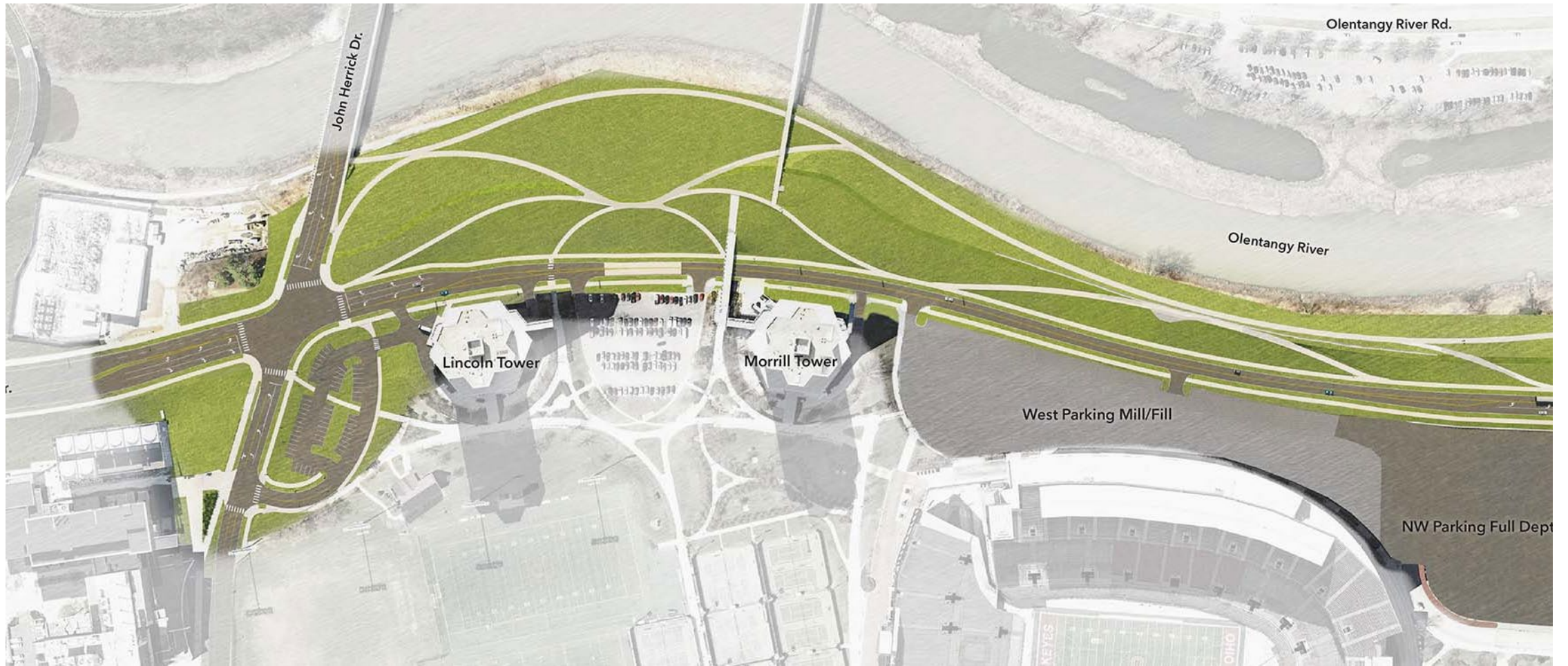
Criteria:

- Maintain historic natural landscapes
- Preserve tree canopy
- Manage stormwater system
- Provide for physical activity and social connectivity

Accomplishments:

- Mirror Lake restoration
- Cannon Drive Phase 1 construction
- FY22 tree planting – 1,000 trees





Increase Ecosystem Services Index Score

- Opportunities:
- Framework 3.0
 - Cannon Drive Phase 2
 - Tree inventory

Reduce Carbon Footprint of University Fleet Per Thousand Miles Traveled

Accomplishments:

- Alternative fuel vehicles - 17.6% (164 out of 930)
- Public electric vehicle charging infrastructure: 12 locations, including 3 regional campuses
- CNG conversion - \$1.72 million fuel cost savings to date





Reduce Carbon Footprint of
University Fleet Per Thousand
Miles Traveled by 25% by 2025

- Opportunities:
- Alternative fuel/electric vehicle adoption
 - Fuel efficiency standards
 - Electric charging infrastructure

Achieve Zero Waste by 2025 by Diverting 90% of Waste Away from Landfills

Accomplishments:

- 40.0% diversion rate
- Ohio Stadium - largest US sports venue to achieve Zero Waste
- Compost program expansion





Achieve Zero Waste by 2025 by
Diverting 90% of Waste Away
from Landfills

- Opportunities:**
- Waste infrastructure standardization and expansion
 - Waste prevention and purchasing practices

The Ohio State Campus: A Living Laboratory

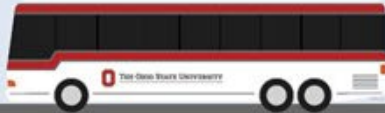
Opportunities:

- Research and experiential learning collaboration with Sustainability Institute
- Incorporate research advances into campus operations
- Test bed for innovation, partner with Ohio State Energy Partners and leverage Energy Advancement and Innovation Center to research new clean energy technologies
- Align activities across campuses



University Fleet's Carbon Footprint

Reduce carbon footprint of university fleet per thousand miles traveled by 25% by 2025



Carbon Neutrality

Achieve carbon neutrality by 2050 per Presidents' Climate Leadership Commitment

Ecosystem Services

Increase Ecosystem Services Index score to 85% by 2025



Potable Water Consumption

Reduce potable water consumption by 10% per capita every 5 years – reset every 5 years



Zero Waste

Achieve Zero Waste by 2025 by diverting 90% of waste away from landfills



Building Energy Consumption

Increase the energy efficiency of the university by 25% per building sq. ft. by 2025

Several Resource Stewardship Goals End in 2025

Next Steps:

- Annual update in November
- New goals to be shared in November 2024



The Ohio State University Framework 3.0

AYERS
SAINT
GROSS



May 18, 2023



PREPARE

INITIATE

SCENARIOS

DRAFT & FINAL PLAN

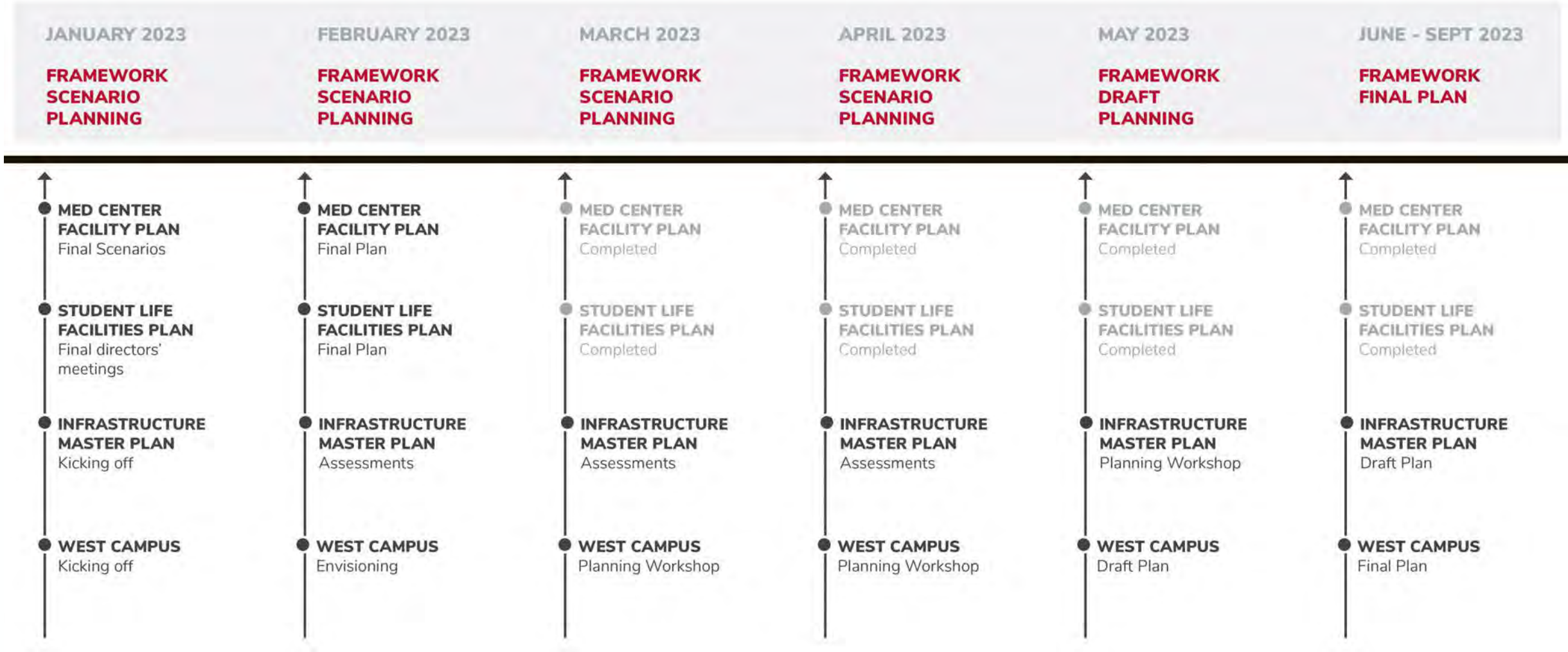
- **FEB 2022**
BOT Approval to begin Framework 3.0
- **MAR/APR**
RFQs issued
Interviews
- **MAY**
Selected Ayers Saint Gross
(Framework 2.0, CFAES and Regional Campus Framework Plans)

- **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

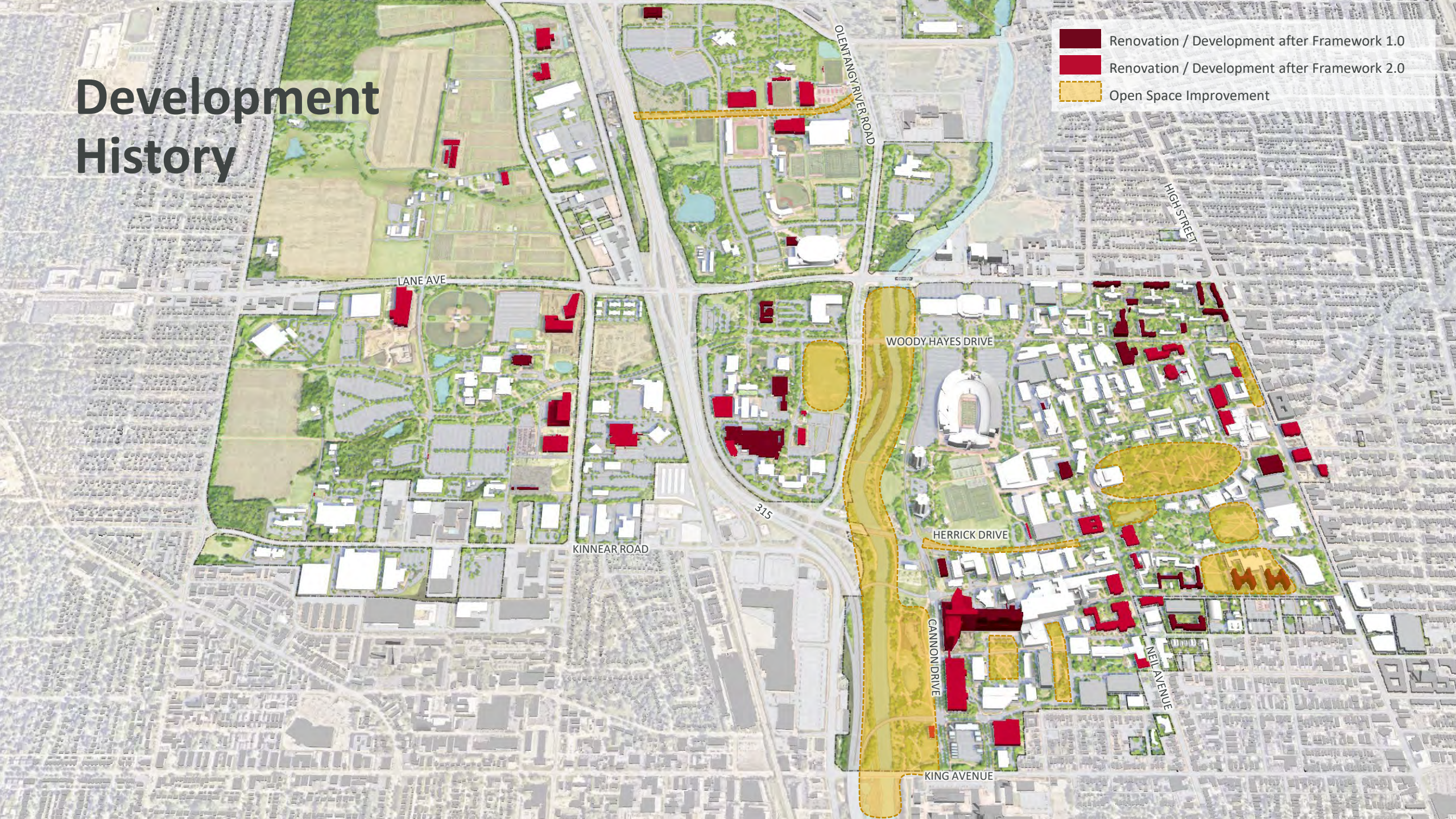
- **MAY**
Draft Plan Review
- **JUNE**
Cost Estimates
Prioritization
- **JULY**
Project Phasing
Develop Tools
- **AUGUST**
Final Plan
- **SEPT+**
Final Approvals
Final Deliverables

Parallel Planning



Development History

- Renovation / Development after Framework 1.0
- Renovation / Development after Framework 2.0
- Open Space Improvement



LANE AVE

KINNEAR ROAD

O'LEARY RIVER ROAD

WOODY HAYES DRIVE

HERRICK DRIVE

CANNON DRIVE

KING AVENUE

HIGH STREET

NEIL AVENUE

315

Planning Drivers for Framework 3.0



Growing Columbus Region



Innovation / Partnership Acceleration



North Knot Connection



Changing Nature of Work And Learning



Bus Rapid Transit Connector



Changing Nature of Discovery



Olentangy River Corridor Planning



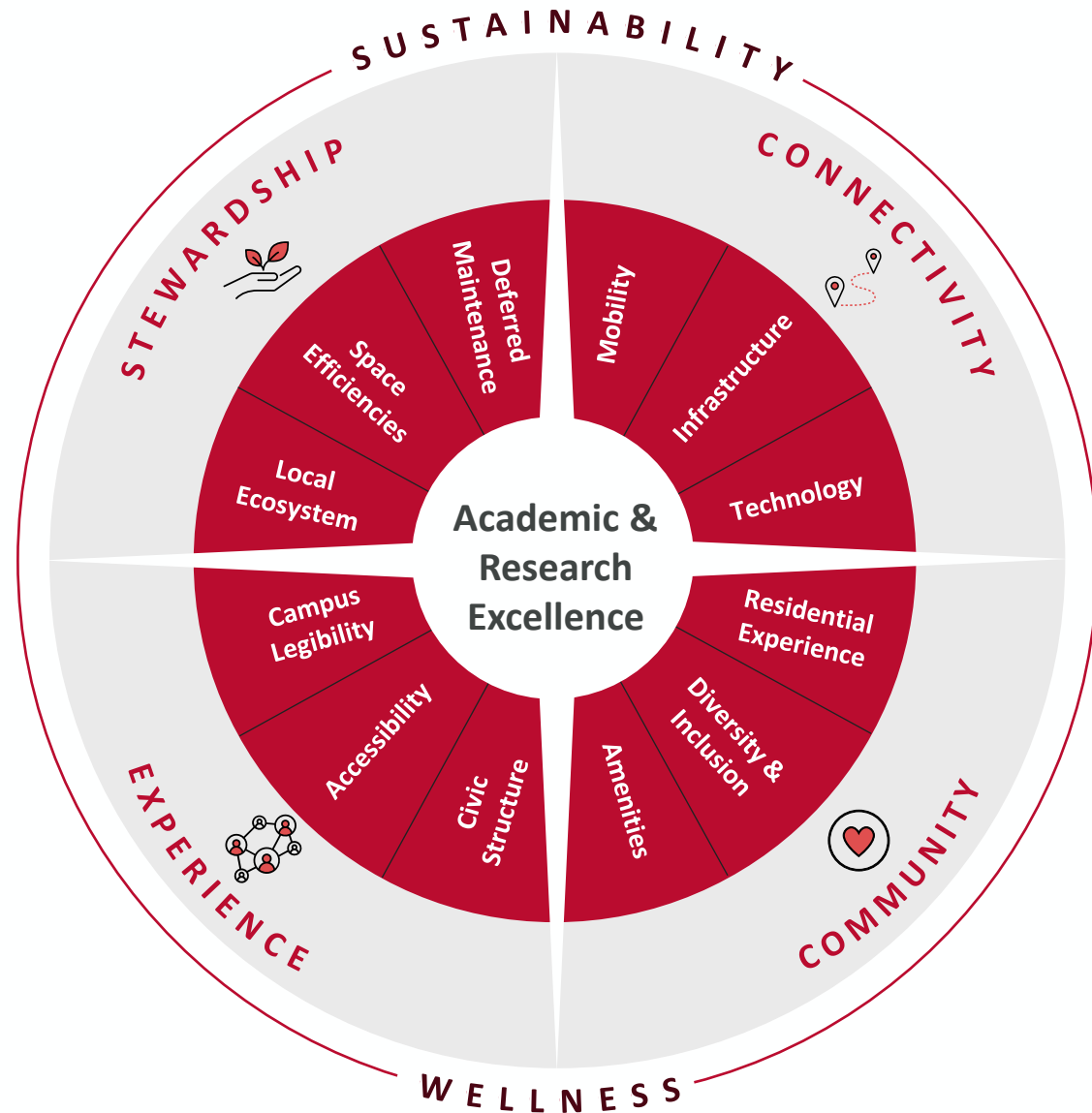
Resource Stewardship



Higher Education Landscape

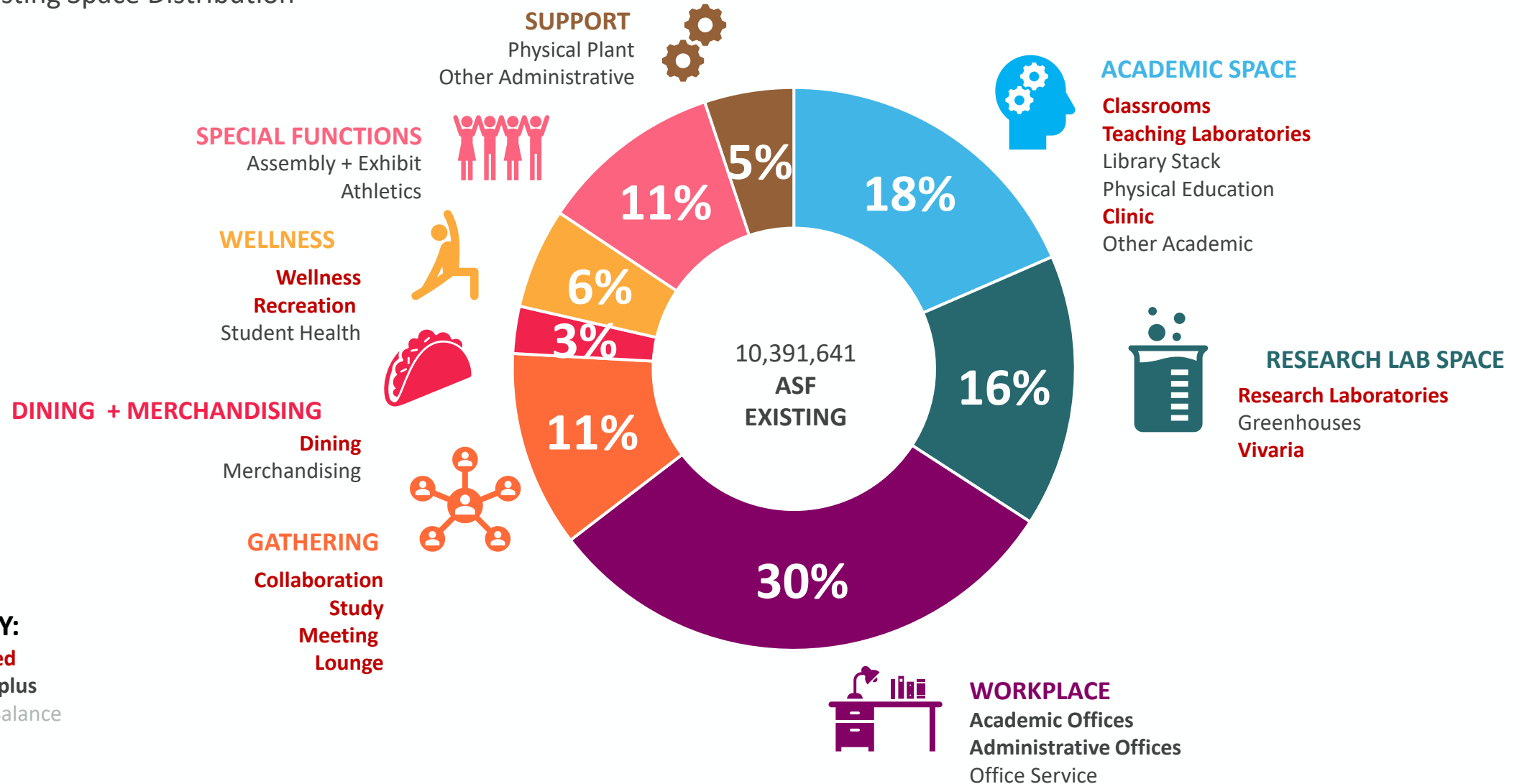
Framework 3.0 Principles

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



Preliminary Areas of Need + Surplus

Existing Space Distribution



Projection Scenarios

Undergraduate Students

Graduate Professional

Graduate Students

Faculty

Staff / Student Employees

Inpatient Admissions

Outpatient Visits

SCENARIO 1

Decline by 4.2%

Approximately 2,000, apply proportionally across colleges

Remain level

Remain level

Remain level

Remain level

Moderate Growth

Moderate Growth

SCENARIO 2

Increase by 4.2%

Approximately 2,000, apply proportionally across STEM colleges

Remain level

Increase by 7.3%

Approximately 800+, apply proportionally across STEM colleges

Increase by 7.3%

Approximately 300+, apply proportionally across STEM colleges

Increase by 3.85%

Apply proportionally across STEM colleges, flat across administrative units

Increase by 3.4%

Average annual discharge growth

Increase by 4.3%

Average annual outpatient growth



Campus Experience

Visitors
Faculty
Staff
Students

Arrival Experience

First Impressions & Everyday Experience



Lane Ave + SR315 (looking east)



315 + Cannon Drive (looking east)



High Street and 11th Ave (looking north)



Lane Ave @ Schottenstein Center (looking east)



Lane Ave + Tuttle Park Place (looking east)



Martha Morehouse



Neil Ave + Annie and John Glenn (looking north)



Kinnear Road

Arrival Experience – Existing Gateways

REGIONAL

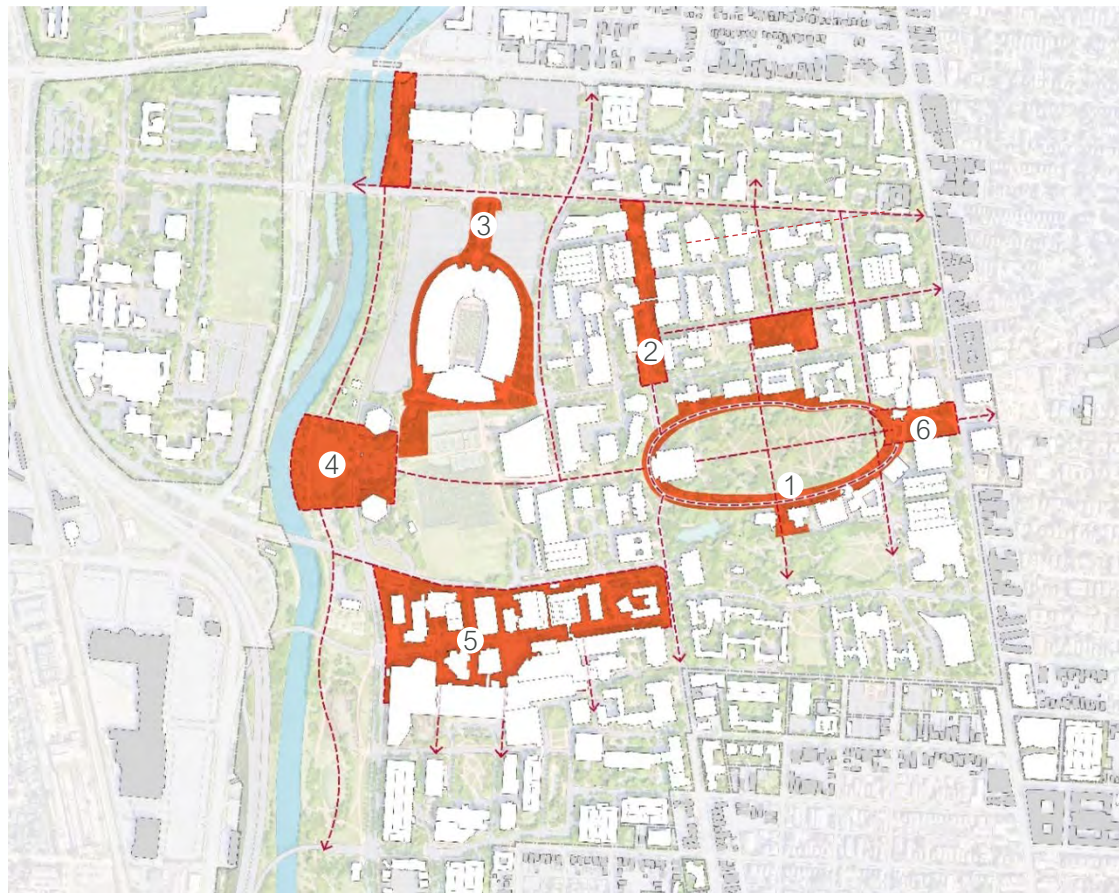
VEHICULAR



PEDESTRIAN



Placemaking Opportunity Areas

Greater Legibility, Quality, Use, and Accessibility



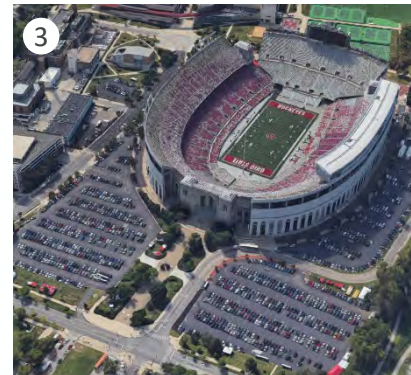
 Potential Focus Area
 Key Public Space Connection



Complete the Oval



North Neil Avenue Mall



Stadium Surround



Stadium Surround



Riverfront Connectivity



Arts Plaza



Service Corridor – 12th Avenue

Disparities in Space Quality and Facility Condition

NEW / RENOVATED



- Best
- Acceptable
- Poor
- Critical/Divest

AGING



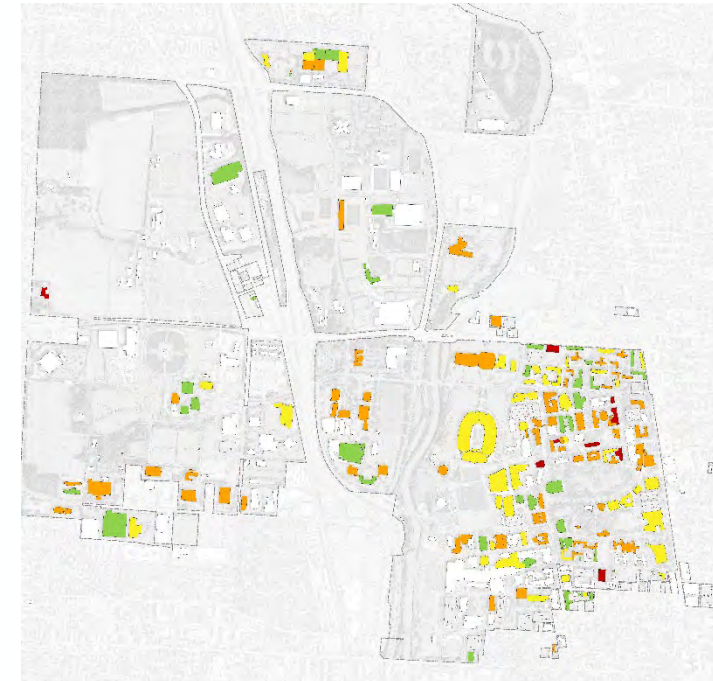
Entry Spaces



Office Spaces



Instruction and Research Spaces



Workplace



PEOPLE

(EMPLOYEES)



TIME

(SCHEDULES)



SPACE

From Office to Workplace



SINGLE SPACE

One Size Fits All

Allocations based on title

Set Office Hours

Productivity measured by time in office

Individual

Office as status

Assigned

Ownership

Office Suites

Gatekeeper mentality

PALETTE OF PLACES

Roles + Styles Differ

Space driven by functional needs

Flexible Schedules

Intentional interactions + focus time

Collective

Place to support a team

Shared

Optimization

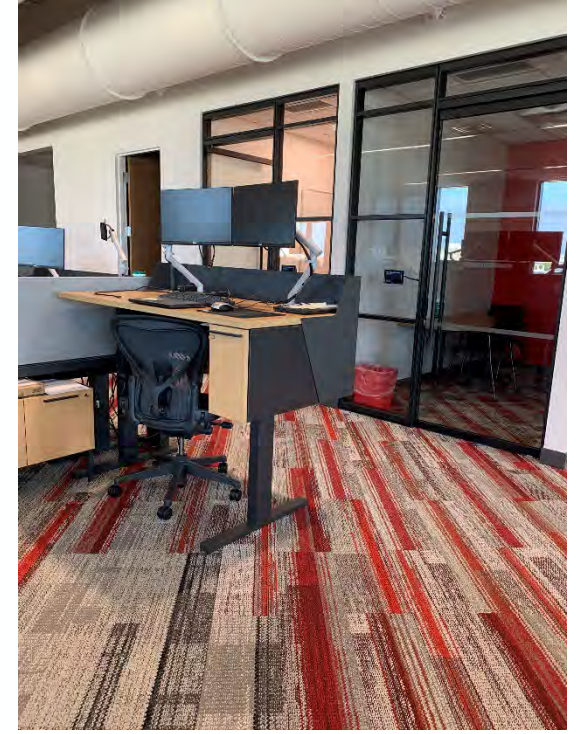
Hubs

Porous + adaptable



Applying New Standards

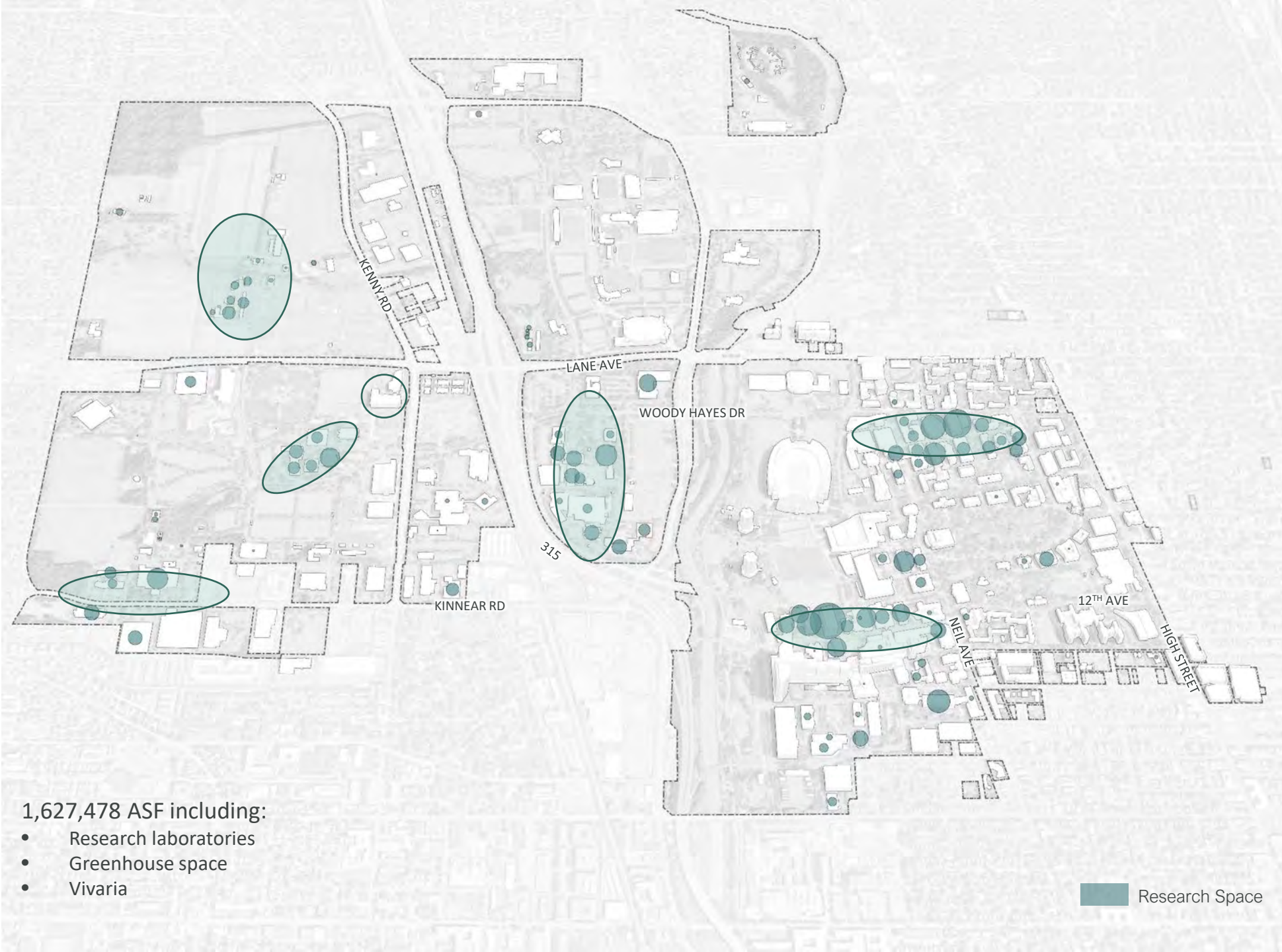
University Square North



Existing Research Areas

What we heard:

- Access to quality laboratory space is a pain point for many units
- Location of lab space and cores matters more on a campus of this scale
- Desire for rapid growth – 164,000 ASF per year
- Drive national eminence in disciplinary research which is critical for interdisciplinarity

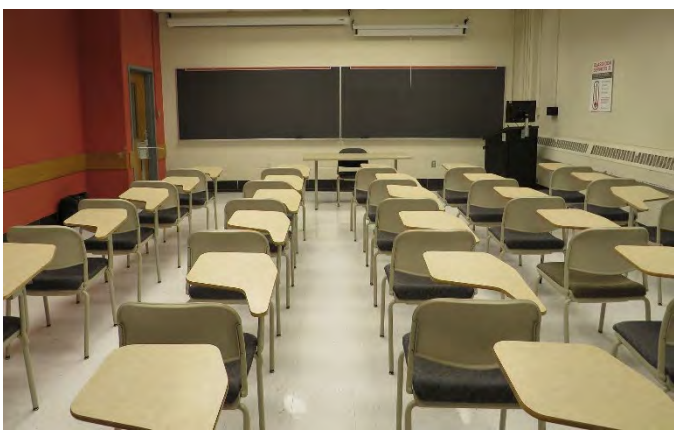
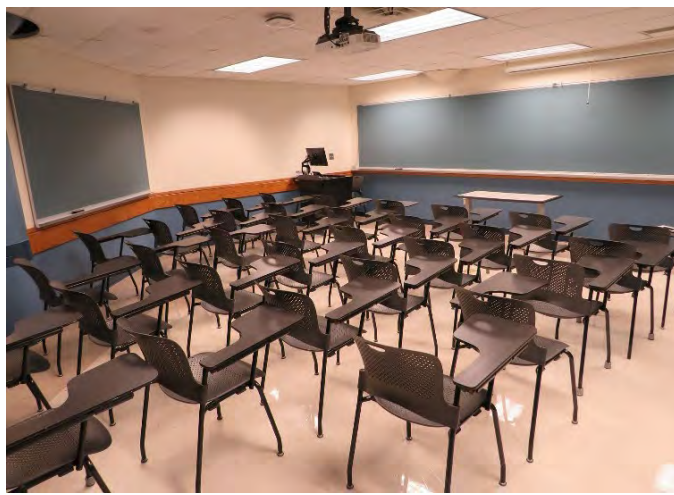


Strategies

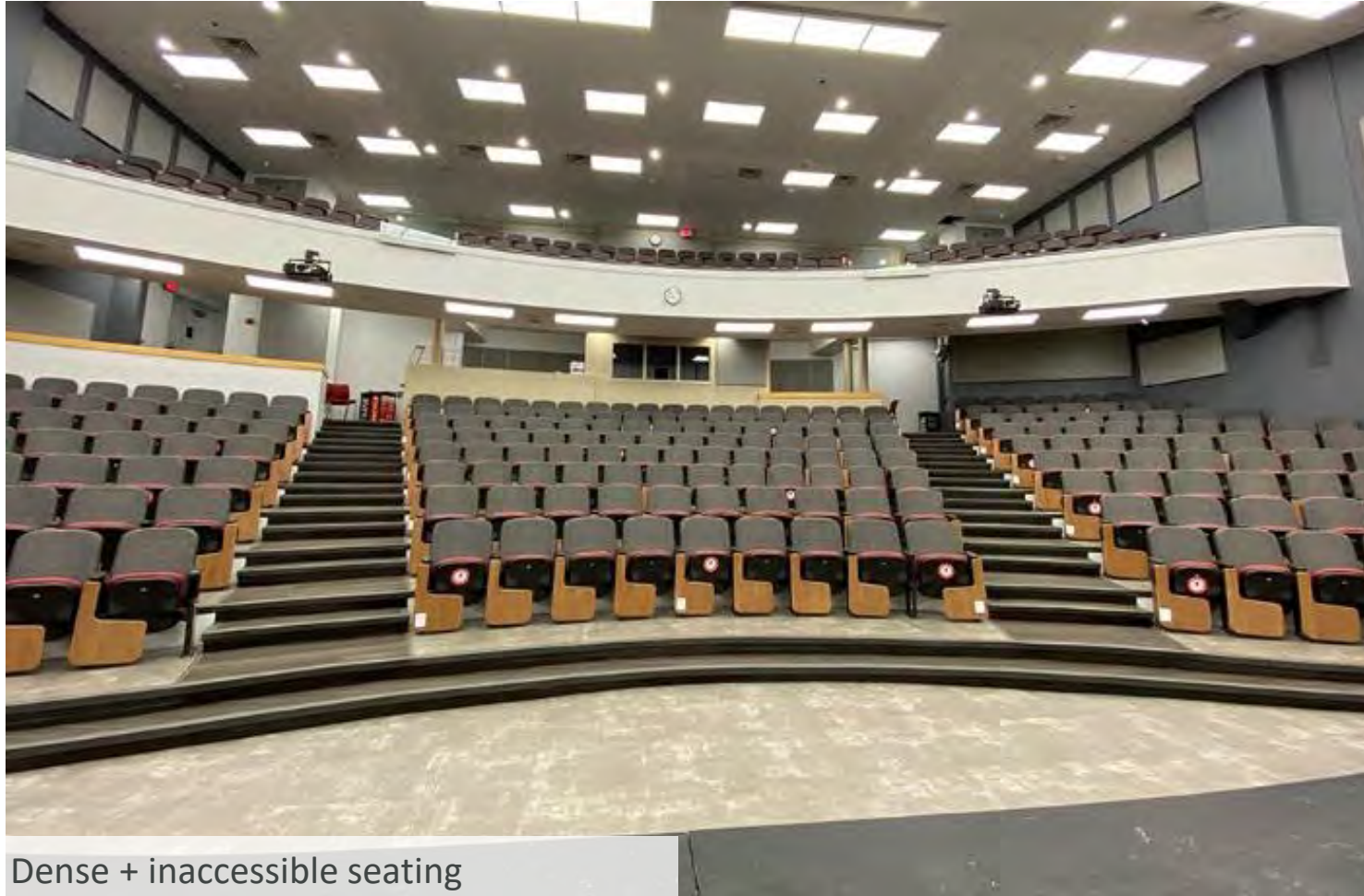


Classrooms

73% of Ohio State's classrooms have tablet armchairs



Students + Faculty Need



Less of this...



Students + Faculty Need



Ability to move around the classroom



Projection + display



Flexible seating



Space to work together

More of this...

University Owned and Operated Housing

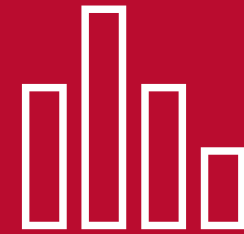
First and Second Year Experience



UNMET DEMAND



**FACILITY
QUALITY**



**DE-DENSIFY
ROOMS**

Creating Community



HOUSING

- Planning for 1,300 net new first- and second-year student beds
- Long-term replacement of 4,000 beds due to de-densification and demolition
- Renovate aging residence halls to create equity across campus



Creating Community



HOUSING



GATHERING

Collaboration
Study
Meeting
Lounge

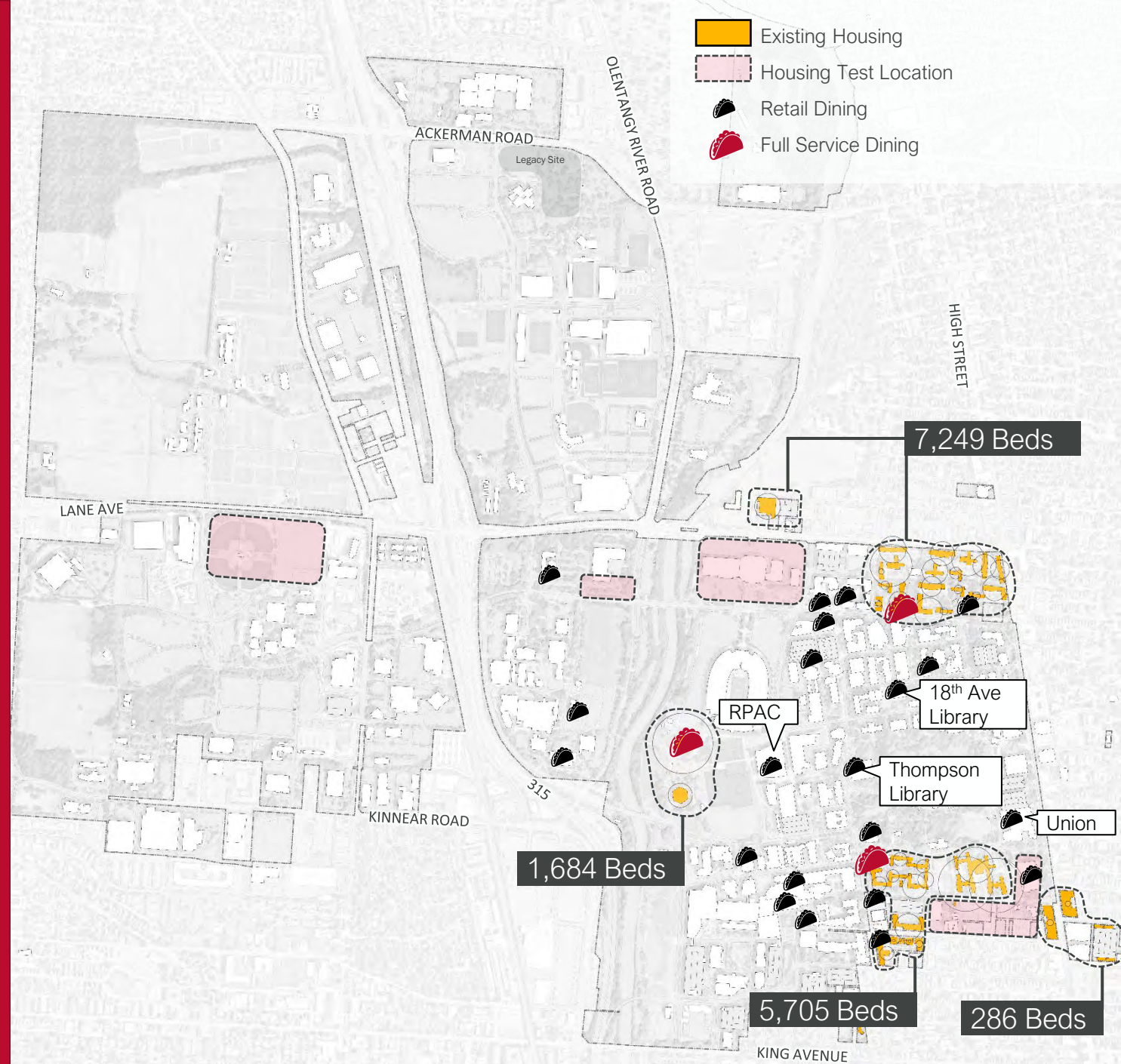


DINING



WELLNESS

Wellness
Recreation
Student Health

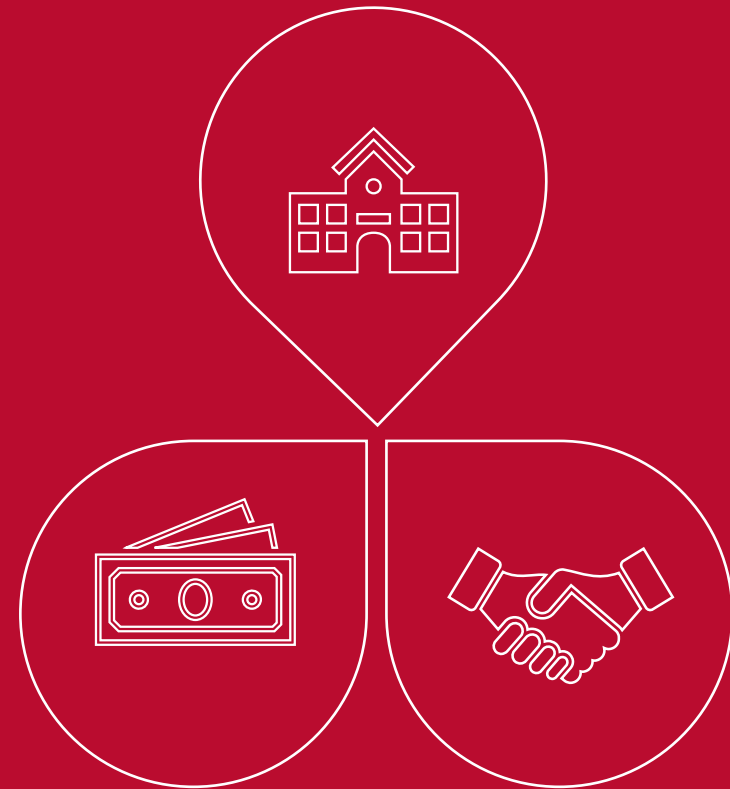


Housing Demand



Beyond the 1st and 2nd year experience...

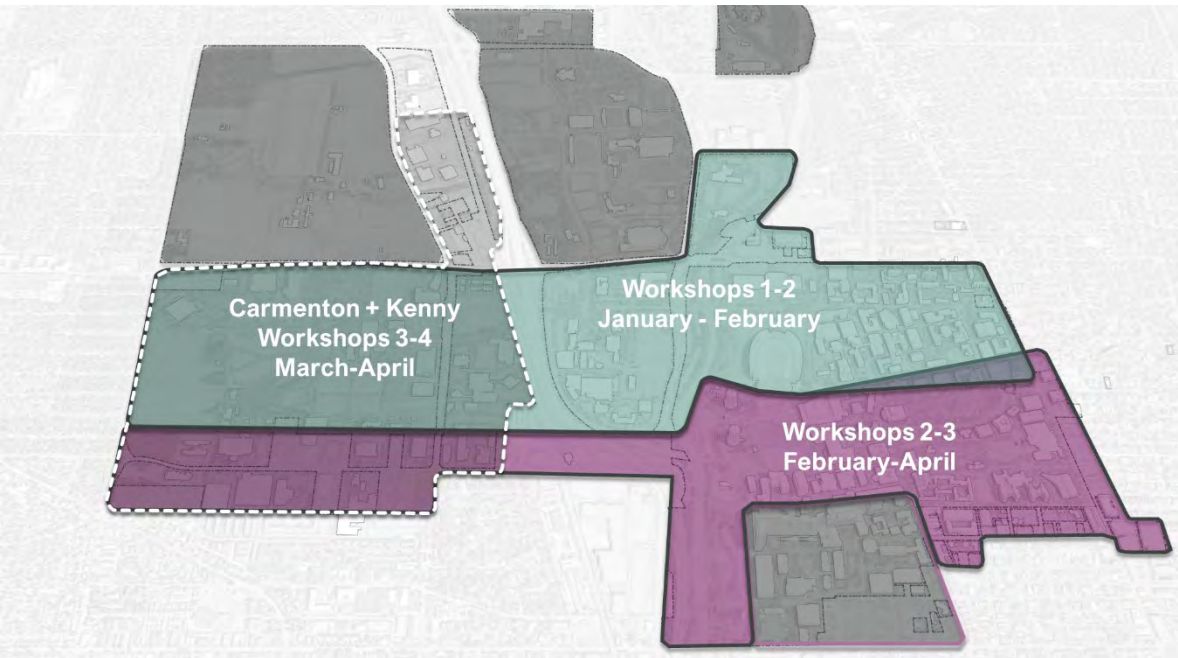
- Upper-division undergraduates
- Graduate students
- Family students
- Faculty
- Staff



Public Private Partnerships

Scenario Planning Process

Geographic, Iterative, Interactive



Existing Conditions



North-South Campus Sections

- Existing Barrier
- Adjacent Community
- North-South Sections



High Activity Areas + Opportunities for Increased Density/Development

- Existing Barrier
- Adjacent Community
- Key East-West Corridors
- Future Vehicular Connection
- Academic & Research
- Housing
- Amenity
- Hospital
- Opportunity Area



Key Connections + Interdisciplinary Hubs


- Existing Barrier
- Adjacent Community
- Existing Vehicular Connection
- Future Vehicular Connection
- Opportunity Area
- Key Pedestrian Connection
- Existing Hub
- Future Hub



Concept Plan

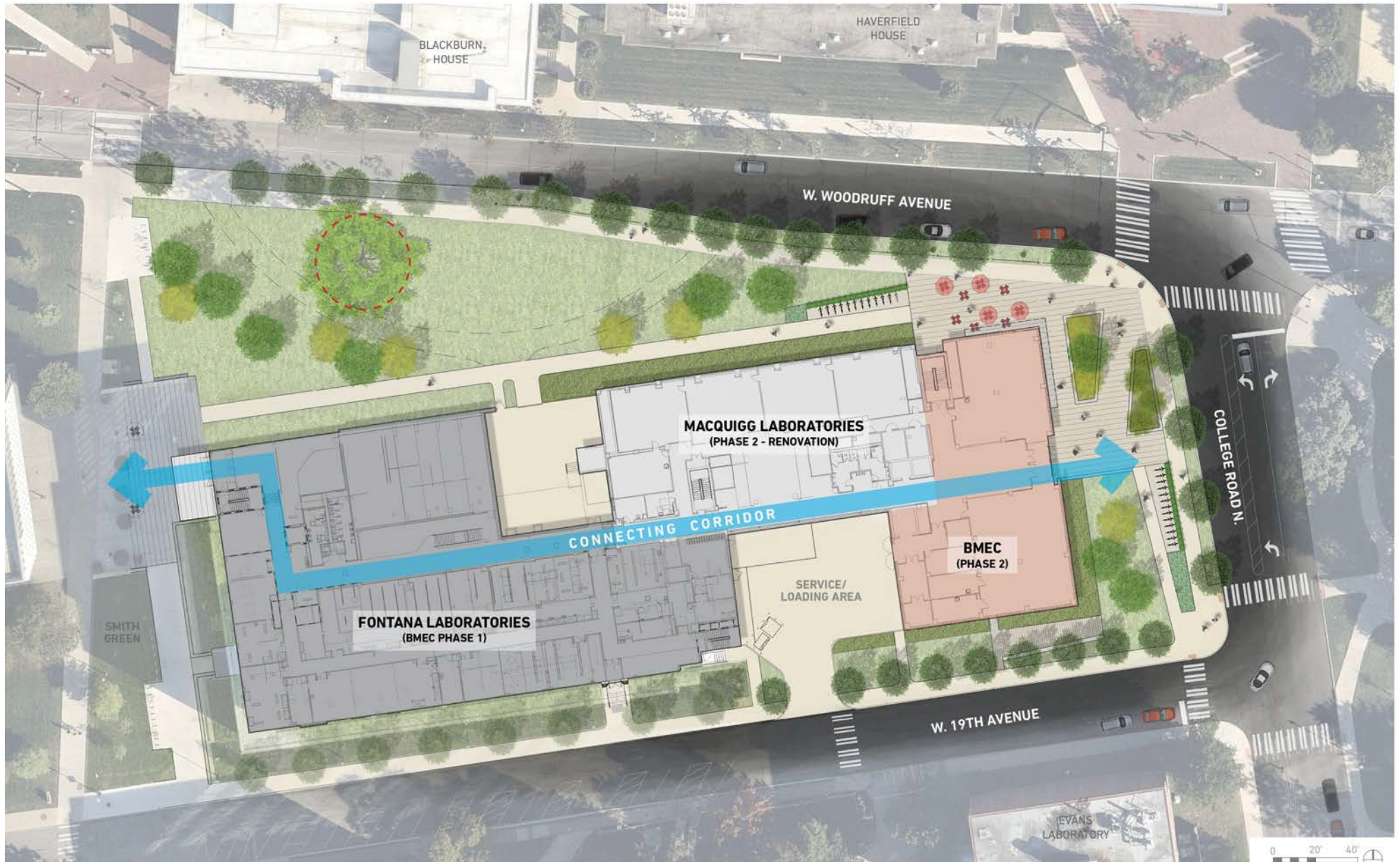
- Existing Barrier
- Adjacent Community
- Existing Vehicular Connection
- Future Vehicular Connection
- Opportunity Area
- Key Pedestrian Connection
- Existing Hub
- Future Hub
- Open Space Network
- Campus Thresholds & Gateways



A paved walkway in a park-like setting with trees and a large circular seal on the ground. The seal features a central emblem with a leaf and a gear, surrounded by the text 'THE OHIO STATE UNIVERSITY' and 'DISCIPLINA'.

Biomedical Materials Engineering Complex (BMEC)









THE OHIO STATE UNIVERSITY

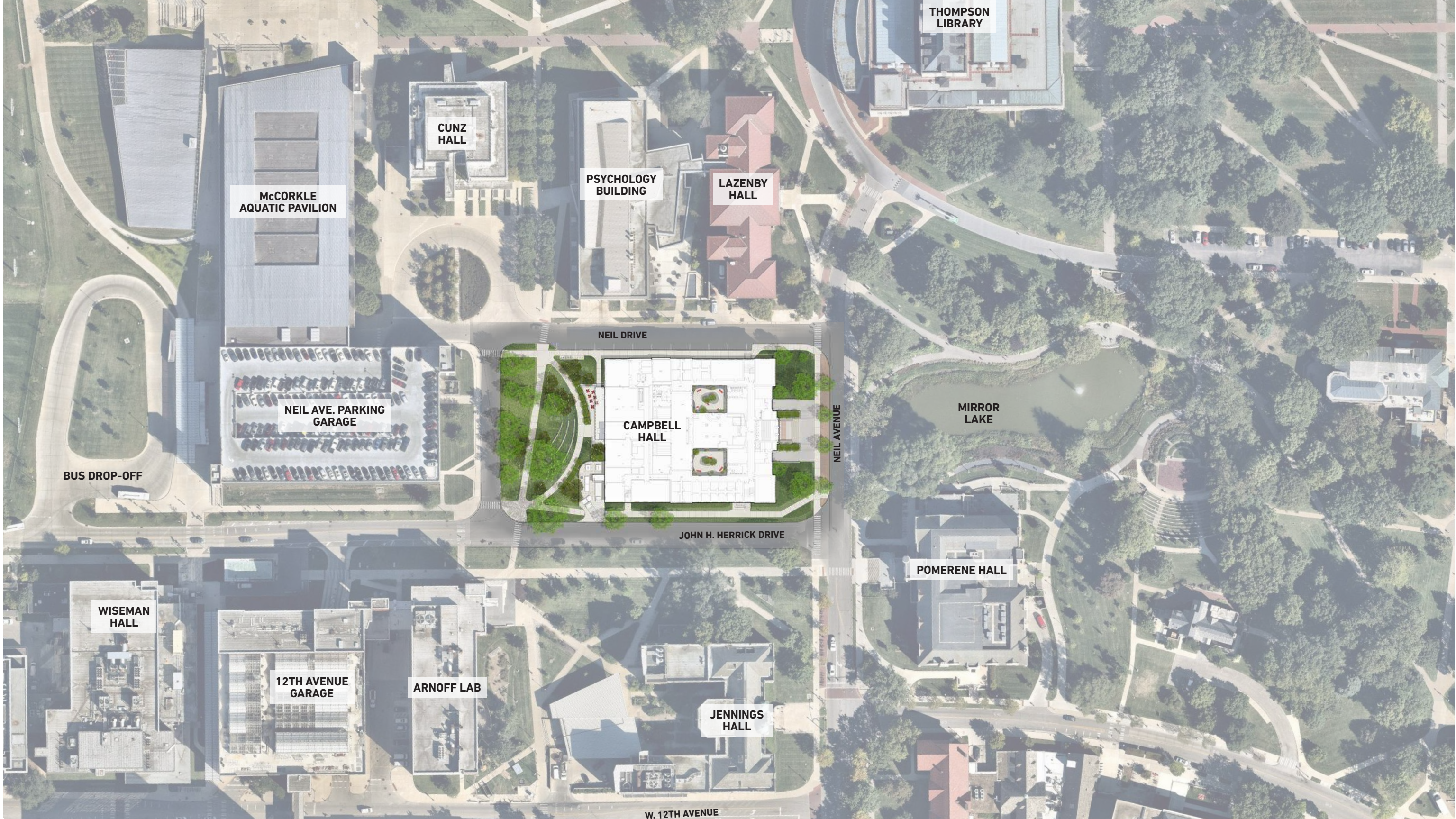
East Elevation

The background of the slide is a photograph of a paved walkway leading through a green lawn with trees. A large, semi-transparent seal of The Ohio State University is overlaid on the bottom half of the image. The seal features a central shield with a book and a torch, surrounded by the text 'THE OHIO STATE UNIVERSITY' and 'DISCIPLINA'.

Campbell Hall Renovation

Master Planning and Facilities Committee
May 2023





McCORKLE
AQUATIC PAVILION

CUNZ
HALL

PSYCHOLOGY
BUILDING

LAZENBY
HALL

THOMPSON
LIBRARY

NEIL AVE. PARKING
GARAGE

NEIL DRIVE

CAMPBELL
HALL

MIRROR
LAKE

JOHN H. HERRICK DRIVE

POMERENE HALL

BUS DROP-OFF

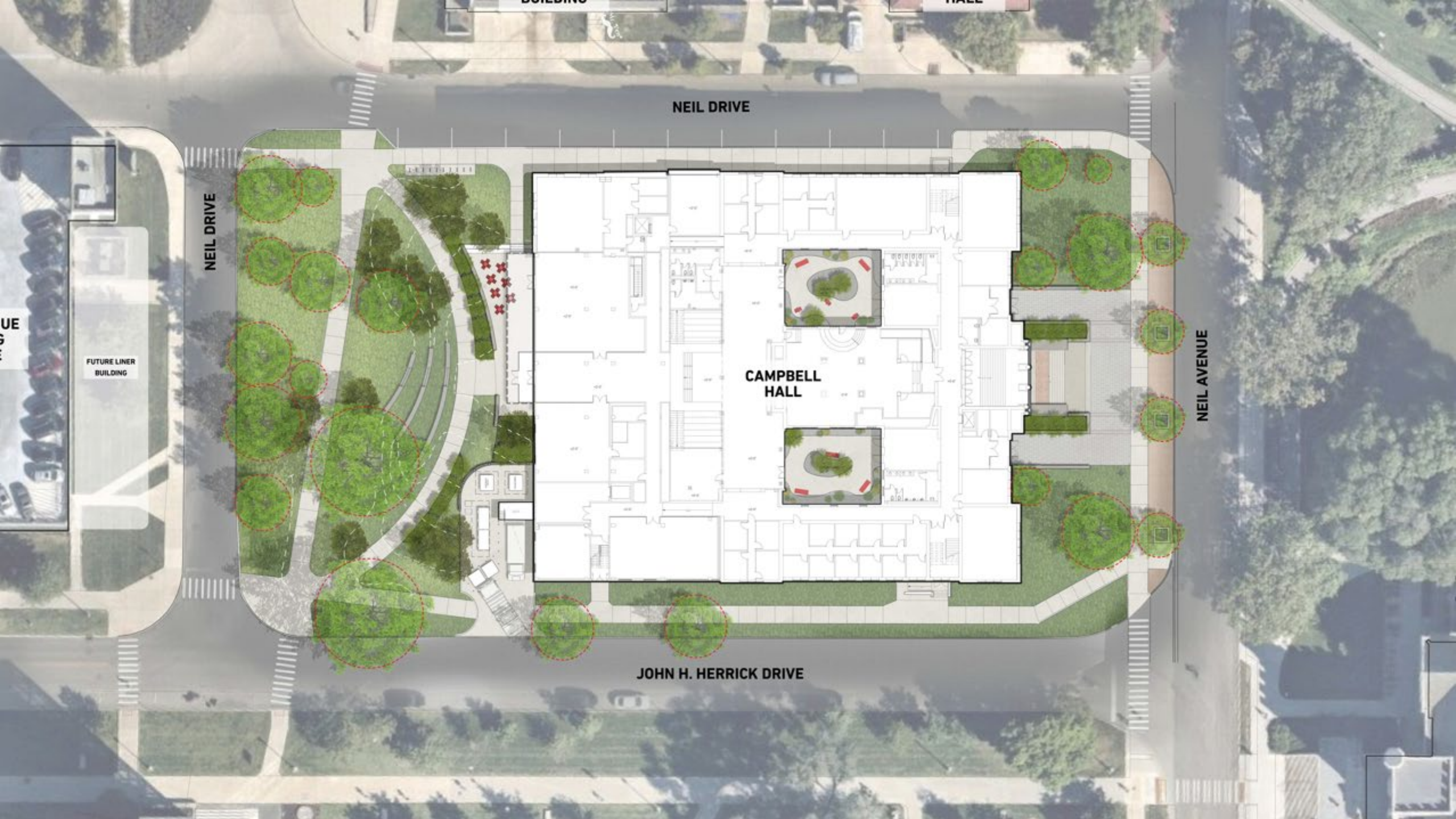
WISEMAN
HALL

12TH AVENUE
GARAGE

ARNOFF LAB

JENNINGS
HALL

W. 12TH AVENUE



NEIL DRIVE

NEIL DRIVE

FUTURE LINER BUILDING

CAMPBELL HALL

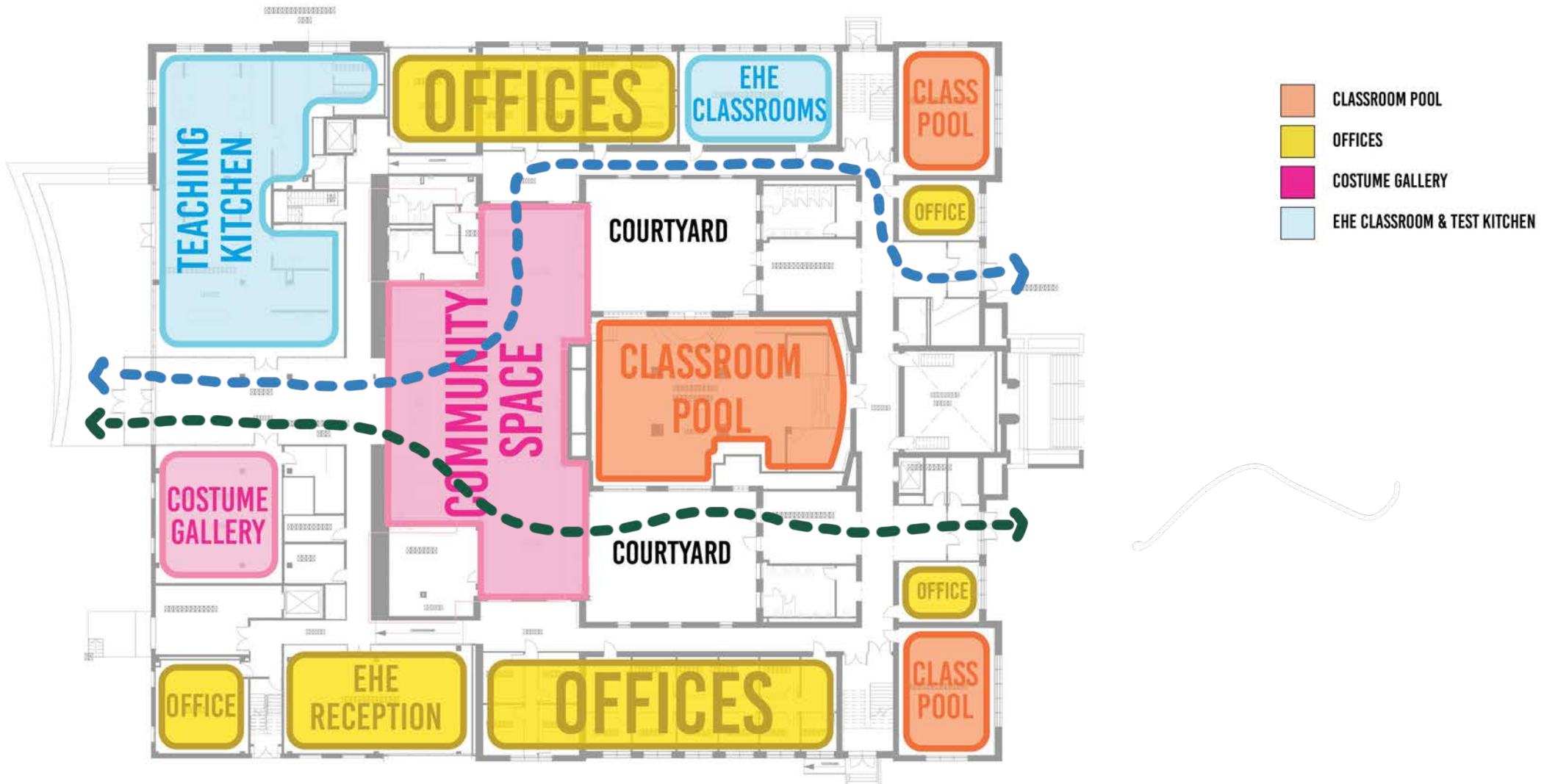
NEIL AVENUE

JOHN H. HERRICK DRIVE



EAST PLAZA





1ST FLOOR



COMMUNITY SPACE

SCHOOLEY-CALDWELL + EVOKE STUDIO ARCHITECTURE | THE OHIO STATE UNIVERSITY | CAMPBELL HALL RENOVATIONS



SUMMARY OF ACTIONS TAKEN

February 16, 2023 – Master Planning & Facilities Committee Meeting

Members Present:

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

Reginald A. Wilkinson
Pierre Bigby
Taylor A. Schwein

James D. Klingbeil
Robert H. Schottenstein

Members Present via Zoom: N/A

Members Absent:

Hiroyuki Fujita (ex officio)

PUBLIC SESSION

The Master Planning & Facilities Committee of The Ohio State University Board of Trustees convened on Thursday, February 16, 2023, 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 7:59 a.m.

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. Bigby, Ms. Schwein, Mr. Klingbeil, and Mr. Schottenstein.

The committee entered executive session at 8:00 a.m. and returned to public session at 8:57 a.m.

PUBLIC SESSION

The Master Planning & Facilities Committee of The Ohio State University Board of Trustees re-convened in public session at 8:57 a.m.

Items for Discussion

1. Physical Environment Scorecard: Mr. Jay Kasey presented the Physical Environment Scorecard, which tracks metrics related to campus operations and safety.

(See Attachment X for background information, page XX)

2. Major Project Updates: Mr. Mark Conselyea, Vice President for Facilities Operations and Development, provided the standard report on all projects over \$20M. The three projects on this update that are not listed as “on target” are the CHP project, The James Outpatient Care project, and the Martha Morehouse Facility Improvements.

(See Attachment X for background information, page XX)

3. Extreme Weather Event Root Cause Analysis: Mr. Conselyea presented work to date on a root cause analysis related to the extreme weather event in December which resulted in flooding and other damage in multiple campus buildings.



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

4. Inpatient Hospital Column Update: Mr. Jay Kasey provided a public update on the Inpatient Hospital project column incident and associated repairs.

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

5. Framework 3.0: Ms. Amanda Hoffsis provided an update on Framework 3.0 , focusing on the data collection and analysis, planning principles, and concept plan that serve as the basis for the scenario planning workshops, the first of which occurred in January. Three additional workshops are scheduled prior to finalizing the draft plan which will be presented to the Board in May. Ms. Hoffsis will also detail the various parallel planning efforts that will be folded into the final plan.

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

Items for Action

6. Approval of Minutes: No changes were requested to the November 15, 2022, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
7. Resolution No. 2023-83: Approval of an amendment to the 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.

- 8. Resolution No. 2023-84: 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



THE OHIO STATE UNIVERSITY

	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

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



THE OHIO STATE UNIVERSITY

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.

9. Resolution No. 2023-85: 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.

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

The committee adjourned at 9:33 a.m.

**APPROVAL OF INTERIM CAPITAL INVESTMENT PLAN
FOR FISCAL YEAR 2024**

Synopsis: Authorization and acceptance of the Interim Capital Investment Plan for the fiscal year ending June 30, 2024, is proposed.

WHEREAS The State of Ohio Biennial Budget for State Fiscal Years 2024 and 2025, including funding levels for state institutions of higher education, is still pending in the Ohio General Assembly; and,

WHEREAS the university has not yet finalized its operating budget for Fiscal Year 2024; and

WHEREAS the Interim Capital Investment Plan will allow the university to begin or continue capital projects in support of strategic goals during the period from July 1, 2023 through August 31, 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; and

WHEREAS the final fiscal year 2024 Capital Investment Plan will be presented for consideration at the August 2023 Board of Trustees meeting:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the Interim Capital Investment Plan for the fiscal year ending June 30, 2024; and

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

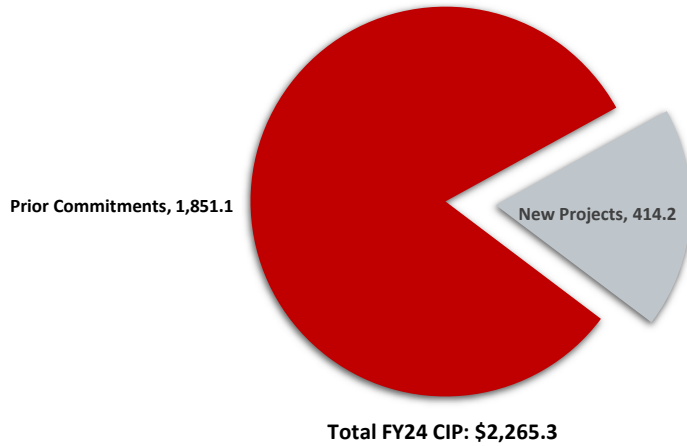


Table 1 - Prior Commitments - Remaining Spend (As of Apr. 30 Actuals)

\$ in Millions

Line	Capital Priority	Projected Capital Expenditures					Total
		FY2024	FY2025	FY2026	FY2027	FY2028	
1	Arts District	\$ 10.1	\$ 2.7	\$ -	\$ -	\$ -	\$ 12.8
2	BMEC Phase 2	\$ 14.3	\$ 27.4	\$ 20.3	\$ 18.4	\$ 1.5	\$ 81.9
4	Bus Testing Facility	\$ 3.2	\$ 9.1	\$ 5.3	\$ 5.3	\$ 2.9	\$ 25.8
5	Campbell Hall Renovation	\$ 26.6	\$ 27.2	\$ 3.9	\$ -	\$ -	\$ 57.7
6	Cannon Drive Relocation - Phase 2	\$ 43.4	\$ 6.5	\$ 0.9	\$ -	\$ -	\$ 50.8
7	Celeste Lab Renovation	\$ 9.1	\$ 4.5	\$ 2.4	\$ -	\$ -	\$ 16.0
8	Elevator Safety Repairs and Replacements	\$ 2.8	\$ 1.6	\$ -	\$ -	\$ -	\$ 4.3
9	Energy Advancement and Innovation Center	\$ 12.8	\$ 1.0	\$ -	\$ -	\$ -	\$ 13.9
10	Newark - Founders Hall Enhancements	\$ 12.6	\$ 10.1	\$ -	\$ -	\$ -	\$ 22.7
11	Interdisciplinary Health Sciences Center	\$ 32.3	\$ 12.2	\$ 2.7	\$ -	\$ -	\$ 47.2
12	Interdisciplinary Research Facility	\$ 13.0	\$ 10.9	\$ -	\$ -	\$ -	\$ 23.9
13	Library Book Depository Phase 3	\$ 9.5	\$ 2.6	\$ -	\$ -	\$ -	\$ 12.0
14	Martha Morehouse Facility Improvements	\$ 11.5	\$ 6.1	\$ -	\$ -	\$ -	\$ 17.6
15	Jane E Heminger Hall and Newton Renovation	\$ 4.3	\$ -	\$ -	\$ -	\$ -	\$ 4.3
16	Roof Repairs and Replacements	\$ 4.0	\$ 0.2	\$ -	\$ -	\$ -	\$ 4.2
18	Vet Med - Equine Arena	\$ 3.2	\$ 6.6	\$ -	\$ -	\$ -	\$ 9.8
19	Wexner Medical Center Inpatient Hospital	\$ 329.0	\$ 269.8	\$ 225.5	\$ 91.4	\$ -	\$ 915.8
20	WMC Loading Dock Expansion and Renovation	\$ 13.5	\$ 1.3	\$ 0.5	\$ -	\$ -	\$ 15.3
22	WMC Outpatient Care New Albany	\$ 1.0	\$ 3.9	\$ -	\$ -	\$ -	\$ 4.9
23	WMC Outpatient Care Powell	\$ 3.1	\$ 0.9	\$ 6.8	\$ 7.1	\$ 1.0	\$ 19.0
24	WMC Outpatient Care West Campus	\$ 73.6	\$ 3.5	\$ -	\$ -	\$ -	\$ 77.2
25	Wooster - Fisher Aud Renovation	\$ 0.4	\$ 4.0	\$ 3.5	\$ -	\$ -	\$ 7.9
26	Roll Up Other Projects	\$ 209.8	\$ 134.1	\$ 57.3	\$ 4.9	\$ 0.0	\$ 406.1
27	Subtotal	\$ 843.2	\$ 546.4	\$ 329.2	\$ 127.0	\$ 5.4	\$ 1,851.1

Table 2 - New Projects Beginning in FY2024

\$ in Millions

Line	Capital Priority	Projected Capital Expenditures					Total
		FY2024	FY2025	FY2026	FY2027	FY2028	
1	Anticipated Spend for CIP Changes	\$ 10.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 10.0
2	Roll up of Small Infrastructure RDM Projects	\$ 16.6	\$ 13.7	\$ 9.5	\$ 0.1	\$ 0.0	\$ 39.9
3	Small Programmatic Cash Ready	\$ 9.1	\$ 16.9	\$ 8.0	\$ 0.4	\$ 0.0	\$ 34.4
4	WMC/COM - Roll up of Multiple Cash Ready	\$ 197.7	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 197.7
5	New Major Projects						
6	A&S - Biological Sciences Building Upgrades	\$ 0.4	\$ 2.4	\$ 5.3	\$ 4.7	\$ 2.3	\$ 15.0
7	A&S - Department of Economics Relocation	\$ 0.8	\$ 3.1	\$ 3.5	\$ 2.3	\$ 0.3	\$ 10.0
8	FAES - Multispecies Animal Learning Center - Waterman	\$ 4.2	\$ 15.3	\$ 17.4	\$ 11.2	\$ 1.7	\$ 49.8
9	VET - PET/CT Space Renovation	\$ 1.3	\$ 3.6	\$ 1.6	\$ 0.0	\$ 0.0	\$ 6.5
10	WMC - Inpatient Hospital Endo/Bronch/Admin Unshelling	\$ 8.0	\$ 18.0	\$ 1.0	\$ 0.0	\$ 0.0	\$ 27.0
11	WMC - James Cellular Therapy Lab (Polaris)	\$ 6.8	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 6.8
12	WMC - James Outpatient Care Buildout	\$ 6.8	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 6.8
13	WMC - Magnetic Resonance Linear Accelerator & Housing	\$ 6.0	\$ 4.3	\$ 0.0	\$ 0.0	\$ 0.0	\$ 10.3
14	Grand Total	\$ 267.7	\$ 77.3	\$ 46.3	\$ 18.7	\$ 4.2	\$ 414.2

Table 3 - Funding for New Projects by Type and Funding Source

\$ in Millions

Line	Unit	Local	Fundraising	Grant	Partnership/		Grand Total	% By Unit	Def. Maint. Addressed	Def. Maint. %
					Other	University Debt				
1	Academic Support	\$ 62.1	\$ 31.5	\$ 0.3	\$ 0.5	\$ 15.2	\$ 109.6	26%	\$ 22.9	21%
2	Athletics	\$ 14.3	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 14.3	3%	\$ 4.7	33%
3	Infrastructure	\$ 13.4	\$ 0.0	\$ 8.1	\$ 0.5	\$ 3.5	\$ 25.4	6%	\$ 23.4	92%
4	Regional Campuses	\$ 0.2	\$ 0.0	\$ 0.0	\$ 1.7	\$ 0.0	\$ 1.8	0.4%	\$ 1.4	76%
5	Student Life	\$ 14.5	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 14.5	4%	\$ 12.0	83%
6	Wexner Medical Center	\$ 248.6	\$ 0.0	\$ 0.0	\$ 0.0	\$ 0.0	\$ 248.6	60%	\$ 35.2	14%
7	Grand Total	\$ 353.0	\$ 31.5	\$ 8.4	\$ 2.6	\$ 18.7	\$ 414.2	100%	\$ 99.6	24%

APPROVAL OF OHIO STATE ENERGY PARTNERS UTILITY SYSTEM INTERIM CAPITAL IMPROVEMENTS PLAN FOR FISCAL YEAR 2024

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

Synopsis: Approval of Ohio State Energy Partners LLC (“OSEP”) fiscal year 2024 interim capital improvements plan and authorization for OSEP to make capital improvements pursuant to the terms of the First Amended and Restated Long-Term Lease and Concession Agreement for The Ohio State University Utility System dated July 20, 2018, and as amended (the “Agreement”), is proposed.

WHEREAS the Agreement requires, OSEP to annually submit a utility system Capital Improvement Projects plan (“OSEP CIP”) for university approval; and

WHEREAS the OSEP CIP includes requested approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2023; and

WHEREAS the university has not finalized its operating budget or capital investment plan for fiscal year 2024; and

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

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

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

WHEREAS the capital expenditures for the approved utility system projects will be added to the utility fee pursuant to the Agreement; and

WHEREAS the university has reviewed and considered the financial, technical, and operational aspects of the projects and the projects’ alignment with university plans and sustainability goals; and

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the fiscal year 2024 interim 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 2024 capital improvements to the Utility System as outlined in the attached materials.

BACKGROUND

TOPIC: Approval of Fiscal Year 2024 Ohio State Energy Partners Utility System Interim Capital Improvements Plan

CONTEXT: Pursuant to the First Amended and Restated Long-Term Lease and Concession Agreement for The Ohio State University Utility System dated July 20, 2018, and as amended (the "Agreement"), Ohio State Energy Partners LLC ("OSEP") will fund and implement capital improvements to the Utility System. Capital investments made by OSEP will be tied to the annual Utility Fee structure pursuant to the Agreement.

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

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

The OSEP capital projects are categorized into one of two types:

1. Life-Cycle Renovations, Repairs, and Replacement Projects ("LFC"): LFC projects are for improvements to existing campus utility system plants and distribution networks.
2. Expansion Projects ("EXP"): EXP projects are to expand the capacity of the campus utility systems or to extend the campus utility systems to new campus facilities.

SUMMARY:

Heating Hot Water Piping Replacement – 36-24-LFC

Scope: Design of the replacement of approximately 5,260 feet of heating hot water ("HHW") piping serving the Math Tower; Arps, Cockins, Denney, Dulles, Hayes, Hopkins, Hughes, Orton, Ramseyer, and University Halls; and the Faculty Club. The involved piping is beyond its useful life and is currently subject to multiple leaks. This project will also replace end-of-life equipment in the McCracken HHW Station. Because this project will require a significant amount of design and logistics coordination, design approval is necessary at this time to ensure that construction can begin in a timely manner in fiscal year 2025.

Design Only Cost Request: \$ 0.463 M

Project Cost Breakdown	Cost
FY 2024 – Design Cost	\$ 0.463 M
FY 2025 – Construction Estimate	\$ 1.861 M
FY 2026 – Construction Estimate	\$ 3.020 M
Total Project Cost Estimate	\$ 5.344 M

McCracken Cooling Tower Upgrade 93-24-LFC

Scope: Improvements to the safety and efficiency of the central cooling plant systems in the McCracken Power Plant. The project will include replacing the cooling surface area fill material in the cooling towers, resealing the basins to stop leakage, and installing scaffolding within the cooling towers to enhance maintenance safety.

Design and Construction Cost Request: \$ 2.049 M

Project Cost Breakdown	Cost
FY 2024 – Design & Construction Cost	\$ 2.049 M
Total Project Cost	\$ 2.049 M

Steam Vaults Repair and Replacement 133-23-LFC

Scope: Design the replacement and repair of multiple steam utility vaults to address water infiltration and deterioration. The project will also include the replacement or new installation of deteriorated valves, insulation, vault access and protection systems, and missing sump pumps. This project was previously approved for design in fiscal year 2023. In February 2023, approval was given for OSEP to use the approved design funds for the emergency replacement of the 12th Avenue steam vault in the Wexner Medical Center area.

Design Only Cost Request: \$ 0.726 M

Project Cost Breakdown	Cost
FY 2023 – Emergency Construction Cost	\$ 0.697 M
FY 2024 – Design Cost	\$ 0.726 M
FY 2025 – Construction Estimate	\$ 5.046 M
FY 2026 – Construction Estimate	\$ 4.291 M
Total Project Cost Estimate	\$ 10.760 M

OSU Electrical Substation Upgrade 134-23-LFC

Scope: Multiple upgrades and replacements of equipment at the end of its useful life in the OSU high voltage electrical substation on Cannon Drive. The project will include replacements of equipment at the end of its useful life; and new installation of a code requirement grounding bar around the basement perimeter. This project was previously approved for design.

Construction Cost Request: \$2.031 M

Project Cost Breakdown	Cost
FY 2023 – Design Cost	\$ 0.192 M
FY 2024 – Construction Cost	\$ 2.031 M
Total Project Cost	\$ 2.223 M

South Campus Central Chiller Plant Variable Frequency Drive Replacements 157-24-LFC

Scope: Replacement of 17 Variable Frequency Drive motors (“VFDs”) in the cooling towers, chilled water pumps, and air handlers in the South Campus Central Chiller Plant. The current equipment is original to the construction of the chiller plant, is beyond its ten-year expected lifespan, and is no longer supported by the original equipment manufacturer. Approval is necessary at this time to enable replacement to begin before the peak cooling season.

Design and Construction Cost Request: \$ 1.877 M

Project Cost Breakdown	Cost
FY 2024 – Design & Construction Cost	\$ 1.877 M
Total Project Cost	\$ 1.877 M

OSU Student Life North District Cooling – High Rises – 162-24-LFC

Scope: Design the chilled water connection for Jones, Taylor, and Drackett Towers to the existing chilled water district loop in the North Residential District which is fed by the East Regional Chilled Water Plant.

Design Only Cost Request: \$ 0.767 M

Project Cost Breakdown	Cost
FY 2024 – Design	\$ 0.767 M
FY 2025 – Construction Estimate	\$ 5.015 M
FY 2025 – Construction Estimate	\$ 2.672 M
Total Project Cost Estimate	\$ 8.454 M

Laundry Building Demolition – Utility Systems Decommissioning 181-24-LFC

Scope: The disconnection, decommissioning, and relocation of natural gas and electricity infrastructure serving the Laundry Building. This work is in conjunction with the university’s project (OSU-230467) to demolish the Laundry Building in the summer of 2023. Relocation of some of the infrastructure is needed to minimize the risk of interruptions in utility service to adjacent buildings.

Design and Construction Request: \$ 0.272 M

Project Cost Breakdown	Cost
FY 2024 – Design and Construction	\$ 0.272 M
Total Project Cost	\$ 0.272 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 AND CONSTRUCTION CONTRACTS
EAST HOSPITAL – 4TH FLOOR OR UPGRADES**

**APPROVAL TO INCREASE PROFESSIONAL SERVICES CONTRACTS
WATERMAN – MULTISPECIES ANIMAL LEARNING CENTER (MALC)**

**APPROVAL TO INCREASE CONSTRUCTION CONTRACTS
CAMPBELL HALL RENOVATION
BIOMEDICAL AND MATERIALS ENGINEERING COMPLEX 2**

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 and enter into construction contracts for the following projects; and

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
East Hospital – 4 th Floor OR Upgrades	\$1.9M	\$20.4M	\$22.3M	Auxiliary funds

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

	Prof. Serv. Approval Requested	Total Requested	
Waterman -Multispecies Animal Learning Center	\$0.9M	\$0.9M	Fundraising University funds University debt

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

	Construction Approval Requested	Total Requested	
Biomedical and Materials Engineering Complex Phase 2	\$76.4M	\$76.4M	Fundraising University debt State funds
Campbell Hall Renovation	\$49.0M	\$49.0M	Fundraising University funds State funds

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

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

WHEREAS the 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 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

East Hospital - 4th Floor OR Upgrades

OSU-210545 (REQ ID# EAS210011)

Project Location: East Hospital - Main (398)

- Approval Requested and Amount**

Professional services	\$1.9M
Construction w/contingency	\$20.4M
Total requested	\$22.3M

- Project Budget**

Professional services	\$1.9M
Construction w/contingency	\$20.4M
Total project budget	\$22.3M

- Project Funding**

Auxiliary funds

- Project Schedule**

BoT professional services approval	05/23
Design	10/21 – 09/23
BoT construction approval	05/23
Construction	06/23 – 11/25
Facility opening (phased)	12/25

- Project Delivery Method**

Construction manager at risk

- Planning Framework**

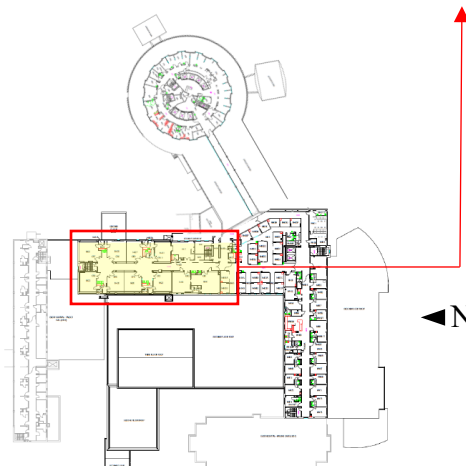
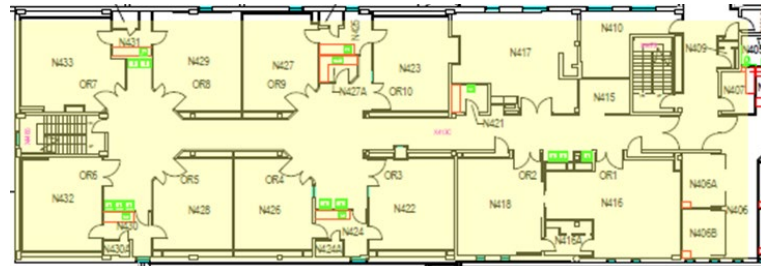
- This project is included in the FY 2021, 2023, and 2024 Capital Investment Plans.

- Project Scope**

- This phased project will renovate 10 existing rooms, two at a time, into nine new operating rooms and one large storage room on the 4th floor of the North Main Hospital Building.
- The renovation scope will address Joint Commission and Centers for Medicare and Medicaid Services requirements.
- Work will include new finishes throughout, HVAC, medical gas and electrical upgrades, new lights/booms, new AV integration equipment, and new flooring.

- Approval Requested**

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



- project team**

University project manager:	Timmons, Lance
AE/design architect:	IKM / Tec
CM at Risk or Design Builder:	Ruscilli

Project Data Sheet for Board of Trustees Approval

Waterman - Multispecies Animal Learning Center (MALC)

OSU-180048 (REQ ID# FAES22CO0001)

Project Location: Waterman - Multispecies Animal Learning Center (1321)

- **Approval Requested and Amount**

Professional services	\$0.9M
<u>Total requested</u>	<u>\$0.9M</u>

- **Project Budget**

Professional services	TBD
<u>Construction w/contingency</u>	<u>TBD</u>
<u>Total project budget</u>	<u>TBD</u>

- **Project Funding**

Fundraising, university funds, university debt

- **Project Schedule**

BoT professional services approval	08/17
Design	08/22 – 11/23
BoT construction approval	11/23
Construction	01/24 – 09/25
Facility opening	10/25

- **Project Delivery Method**

Construction manager at risk

- **Planning Framework**

- This project is included in the FY 2018 and FY 2024 Capital Investment Plans.

- **Project Scope**

- Approval is requested to increase professional services through design development.
- The MALC facility will enhance teaching and outreach programs on the Columbus campus and expand interdisciplinary collaborations.
- The project will consist of an interconnected series of barns housing different species which include swine, equine, poultry and others. The facility will include an arena, wet labs, classrooms, storage areas and public viewing areas.
- The project will replace aging storm and animal waste management infrastructure as well as provide new gas, electric and water utilities to the project site.

- **Approval Requested**

- Approval is requested to increase professional services contracts.



- **project team**

University project manager:	Munger, Steve
AE/design architect:	Wellogy
CM at Risk or Design Builder:	Corna Kokosing

Project Data Sheet for Board of Trustees Approval

Biomedical and Materials Engineering Complex Phase 2

OSU-210274 (REQ ID# ENG219001)

Project Location: MacQuigg Laboratory (265), Watts Hall (107)

- **Approval Requested and Amount**

Construction w/contingency	\$76.4M
<u>Total requested</u>	<u>\$76.4M</u>

- **Project Budget**

Professional services	\$9.6M
Construction w/contingency	\$80.4M
<u>Total project budget</u>	<u>\$90.0M</u>

- **Project Funding**

University debt, fundraising, state funds

- **Project Schedule**

BoT professional services approval	02/21
Design	05/21 – 05/23
BoT construction approval	05/23
Construction	07/23 – 07/25
Facility opening	09/25

- **Project Delivery Method**

Construction manager at risk

- **Planning Framework**

- This project is included in the FY 2021 and FY 2023 Capital Investment Plans.
- A programming study was completed in 2020. The renewal will capitalize on education, research, innovation and well-being. This project will be a gateway to engineering at the university.

- **Project Scope**

- The project will bring together the college of engineering's advanced materials - from the departments of Materials Science and Engineering, Biomedical Engineering and Chemical and Biomolecular Engineering maximizing collaborative learning and research.
- Previous Board approval included the demolition of Watts Hall.
- The project will renovate existing MacQuigg Hall and construct an addition that will house research and teaching labs, collaboration spaces, offices and classroom space.

- **Approval Requested**

- Approval is requested to increase construction contracts.



- **project team**

University project manager:	Hyde, Carrie
AE/design architect:	DLR Group
CM at Risk or Design Builder:	Walsh Construction

Project Data Sheet for Board of Trustees Approval

Campbell Hall Renovation

OSU-210281 (REQ ID# EHE219001)

Project Location: Campbell Hall (018)

- **Approval Requested and Amount**

Construction w/contingency	\$49.0M
<u>Total requested</u>	<u>\$49.0M</u>

- **Project Budget**

Professional services	\$5.4M
Construction w/contingency	\$55.8M
<u>Total project budget</u>	<u>\$61.2M</u>

- **Project Funding**

Fundraising, university funds, state funds

- **Project Schedule**

BoT professional services approval	05/21
Design	12/21 – 06/23
BoT construction approval (enabling)	11/22
BoT construction approval	05/23
Construction	02/23 – 01/25
Facility opening	02/25

- **Project Delivery Method**

Construction manager at risk

- **Planning Framework**
 - This project is included in the FY 2021 and FY 2023 Capital Investment Plans.

- **Project Scope**
 - This project will support the College of Education and Human Ecology's educational goals and mission by providing updated space that will promote collaborative work and hands-on learning environments. The project will renovate 115,000 square feet of existing offices, research and computer labs, teaching kitchen, department and pool classrooms, and collaborative areas.
 - The project scope will address existing aging infrastructure by replacing building systems, roof and windows.
 - Previous Board approval was for the renovation of 9,000 square feet of office and lab space in Evans Lab for faculty to use during the renovation of Campbell Hall.

- **Approval Requested**
 - Approval is requested to increase construction contracts.



- **project team**

University project manager:	Henderly, Todd
AE/design architect:	Schooley Caldwell
CM at Risk or Design Builder:	Holder Construction

APPROVAL FOR PURCHASE OF REAL PROPERTY

0.1+/- ACRES ON WEST NORWICH AVENUE,
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to purchase property from the City of Columbus described as West Norwich Avenue between Perry Street and Tuttle Park Place, Columbus, Ohio and being approximately 0.1 acres of land.

WHEREAS at the request of the university, the City of Columbus has offered to transfer at no cost the above described street, subject to approval of the sale by the City of Columbus Council; and

WHEREAS the purchase of this property aligns the ownership with the present operating conditions:

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

**APPROVAL FOR PURCHASE OF REAL PROPERTY
WEST NORWICH AVENUE
COLUMBUS, FRANKLIN COUNTY, OHIO**

Background

The Ohio State University owns Lawrence Tower and the adjacent parking structure located at 328 West Lane Avenue and 322 West Lane Avenue, Columbus, Ohio. The site was acquired in 2009. There is a retaining wall on the north side of the buildings that abuts the City of Columbus' Tuttle Park. The retaining wall supports the university's structures.

The retaining wall was built into the West Norwich Avenue right of way prior to the university's ownership. The southern 31+ feet of West Norwich Avenue right of way was vacated in 1972. However, the retaining wall was constructed not only on the vacated portion of the right of way, but also on the remaining 18+ feet of the right of way that was not vacated. To clear property ownership records, the university requested the City of Columbus vacate the remaining 18+ feet of West Norwich Avenue occupied by the retaining wall.

It appears that staff both at OSU and the City of Columbus have believed the northern portion of the right of way was conveyed at some point, but no vacation is on record for the northern area.

The university has been maintaining the retaining wall since acquisition; most recently by covering all expenses to remove graffiti on the wall.

The City has agreed to transfer at no cost subject to final City approvals and to retention of a general utility easement for those utilities currently located within the right of way.

Location and Description

The subject property consists of approximately 0.1 acres between Perry Street and Tuttle Park Place, Columbus, Ohio.

Property History

The property is currently vested in the City of Columbus.

Purchase of Property

PARE recommends that the university proceed with acquisition of the land upon terms and conditions deemed to be in the best interest of the university. Project expenses, such as title and survey, will be provided by Student Life.

