

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

Alan A. Stockmeister, chair
Reginald A. Wilkinson, vice chair
Elizabeth A. Harsh
Pierre Bigby
George A. Skestos
Joshua Kerner
James D. Klingbeil
Robert H. Schottenstein
Hiroyuki Fujita (*ex officio*)

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

Time: 8:00-9:30am

Public Session

ITEMS FOR DISCUSSION

- | | |
|--|-------------|
| 1. <i>Physical Environment Scorecard – Mr. Jay Kasey</i> | 8:00-8:05am |
| 2. <i>Major Project Updates – Mr. Mark Conselyea</i> | 8:05-8:10am |
| 3. <i>Facilities Operations & Development (FOD) Annual Report – Mr. Mark Conselyea</i> | 8:10-8:20am |
| 4. <i>Sustainability Goals Update and Ohio State Energy Partners Scorecard – Mr. Jay Kasey</i> | 8:20-8:30am |

ITEMS FOR ACTION

- | | |
|--|-------------|
| 5. Approval of August 2023 Committee Meeting Minutes – Mr. Alan Stockmeister | |
| 6. Approval of the Ohio State Energy Partners' Fiscal Year 2024 Utility System Capital Improvement Plan – Mr. Scott Potter | 8:30-8:35am |
| 7. Approval to Enter Into/Increase Professional Services and Construction Contracts – Mr. Mark Conselyea | 8:35-8:45am |
| 8. Approval for Disposition of Real Property, 7706 Olentangy River Road – Ms. Amanda Hoffsis | 8:45-8:50am |
| 9. Approval of Acquisition of Real Property, 1795 Oil City Road – Ms. Amanda Hoffsis | 8:50-8:55am |
| 10. Approval of Ground Lease of Real Property, 3025 West Dublin Granville Road – Ms. Amanda Hoffsis | 8:55-9:00am |
| 11. Approval to Enter Into Joint Use Agreements – Ms. Amanda Hoffsis | 9:00-9:05am |
| a. Highland Youth Garden | |
| b. Kitchen for Life | |
| c. Pickaway County Children's Museum | |
| d. Zora's House | |

Executive Session

9:05-9:30am

PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY23 YTD)	FY24 Year-To-Date				FY24 Annual Target (Budget)	Comments
		Actual	Target (Budget)	Target %Var	Actual vs Target		
A. FINANCIAL							
1. A&P Total Uses (General & Earnings Funds)	\$54,149,344	\$51,981,637	\$54,010,748	-3.8%	▲	\$194,569,427	
B. OPERATIONAL							
1. % Projects Completed On Time >\$200K	100.0%	100.0%	90.0%	11.1%	▲	90.0%	16 of 16 Projects completed On-Time.
2. % Projects Completed On Budget >\$200K	100.0%	100.0%	90.0%	11.1%	▬	90.0%	16 of 16 Projects completed On-Budget.
3. Capital Investment Program Spend*	\$292.9	\$245.0	\$263.8	-7.1%	▬	\$1,097.8	In Millions
4. Facility Condition Index**	0.11	0.12	0.08	50.0%	▬	0.08	Completed building assessments as of September 30, 2023: 234 buildings assessed, 21.7 million GSF. Not representative sample, target ranges still under review
5. CABS Riders	617,155	679,380	648,000	4.8%	▬	2,770,000	Year-over-year increase in total ridership. Year-to-date ridership exceeds projected numbers.
6. WMC Parking Garage Peak Time Occupancy %***	81.0%	79.7%	80.0%	-0.4%	▬	80.0%	YTD (September) Occup%: Transient = 76.3%, Permit = 80.7%, Mixed= 82.3% CampusParc uses loop counters to track counts. In high demand we see counts over 100%.
7. Cost of Daily Temporary Parking Space Closures	\$44,644	\$19,923	\$19,923	0.0%	▬	TBD	Temporarily, budget equal to actual. Key contributors YTD: Assorted Roof Replacements, Dodd Parking Garage, DHC (Engie) Projects, Converse Hall/Duct Replacement, 19th Ave., S. Riverbank/Mid-Tower, and North Lot.
8. WOSU Broadcast Audience (Viewers, Listeners)	557,567	687,933	557,567	23.4%	▬	662,383	Classical 101 listeners up 29% compared to Q1/FY22, and prior year did not include Broad Band Only (BBO), but is now counted as TV impressions which make up close to 30% of households in Columbus market
9. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	1,381,528	2,165,875	1,381,528	56.8%	▲	7,227,241	Unique visitors and video views up 74.8% compared to last year's actual (which is now target) - website news stories were featured on NPR homepage
C. SAFETY							
1. EHS Recordable Accident Rate (CYTD):	0.90	0.75	1.60	-53.1%	▼	1.60	2023 Calendar YTD
2. Major On-Campus Crimes	42	64	62	3.2%	▲	173	Newly added category includes eScooters and eBikes with motor vehicle thefts in September to match federal reporting; which increased the count by 20
3. Avg Response Time to In-Progress Calls for Svc	4:49	4:14	5:00	-15.3%	▬	5:00	Staying consistently below target
4. Traffic Accidents Injury	7	7	5	40.0%	▲	26	Up slightly, but no patterns
5. Traffic Accidents Non-Injury	32	29	32	-9.4%	▲	114	Slightly below target
6. Off-Campus Crime Statistics	430	295	453	-34.9%	▼	1,673	Mitigation efforts have been effective in reducing this number

* 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

NOVEMBER 2023



Project Status Report - Current Projects Over \$20M

PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Energy Advancement and Innovation Center	COMPLETE	✓	✓	\$49.2 M		
Interdisciplinary Health Sciences Center	1/24	✓	✓	\$157.3 M		
Newark – Founders Hall Enhancements	4/24	✓	✓	\$26.4 M		
Martha Morehouse Facility Improvements	7/24	✓	✓	\$42.2 M		
Celeste Lab Renovation	8/24	✓	✓	\$50.5 M		
Combined Heat & Power Plant/District Heating & Cooling Loop	9/24	✓	✓	\$289.9 M		
Cannon Drive Relocation - Phase 2	12/24	✓	✓	\$68.1 M		
Campbell Hall Renovation	7/25	✓	✓	\$61.2 M		
Waterman Multi-Species Animal Learning Center (MALC)	7/25	✓	✓	\$52.0 M		
Biomedical and Materials Engineering Complex Phase 2	9/25	✓	✓	\$90.0 M		
Wexner Medical Center Inpatient Hospital	10/25	✓	✓	\$1,904.2 M		
TOTAL – PROJECTS				\$2,791.0 M		

On Track
 Watching Closely
 Not on Track

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: Solar panel installation and wiring is complete. Overall building punch list and site work is being completed.

CURRENT BUDGET	
Construction w/ Cont	\$39.8 M
Total Project	\$49.2M

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

PROJECT SCHEDULE	
BoT Approval	2/19
Construction	COMPLETE
Facility Opening	COMPLETE

On Budget
 On Time

Interdisciplinary Health Sciences Center



INTERDISCIPLINARY HEALTH SCIENCES CENTER

Multiphase 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: Hamilton Hall - Finishes are being completed. A phased opening is being planned with the upper floors two, three, and four being completed on December 22, and the balance of the spaces to be complete February 2024.

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

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: Exterior facade work is complete. Steel trusses and skylights are complete. Framing is ongoing at ground floor. Drywall installation is ongoing at first and second floors.

CURRENT BUDGET	
Construction w/ Cont	\$23.1 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 5 phases. Phase 1 will renovate the auditorium, update the existing elevators and one additional elevator. Phases 2-5 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: The final phase 5 inclusive of Pulmonary Function space, Lung Center and Rehab Clinic, continues with demolition. Layout of stud framing and above ceiling rough-in has begun. Exterior asphalt and skybridge ceiling repairs are being completed.

CURRENT BUDGET	
Construction w/ Cont	\$38.7 M
Total Project	\$42.2 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: Second floor east labs and chemical storage updates are complete. Third-floor restrooms and the second and third floor west labs to begin early December 2023. The scope also includes renovations of the second and third floor office suites.

CURRENT BUDGET	
Construction w/ Cont	\$41.9 M
Total Project	\$50.5 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

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: Contractor work at CHP Plant increasing. MasTec continues inventory of equipment and material; subcontracts and schedule development. Distribution system installation at midwest campus in process and on target for completion. CHP bypass plant in operation and providing chilled water and heating hot water to the Pelotonia Research Center and James Outpatient Care facilities. University and ENGIE are working to ensure the reliability and resiliency of by-pass plant.

CURRENT BUDGET	
Total Project	\$289.9 M

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	9/24
Facility Opening	TBD

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

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 is 95% complete. Herrick Drive intersection opened October 5th. Drake Union demolition began in early November.

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

Campbell Hall Renovation



Campbell Hall Renovation

This project will renovate 115,000 SF in Campbell Hall. The interior renovation will enable the College of Education and Human Ecology’s longtime goal of centralizing teaching, research, and administrative functions along Neil Avenue. The project will address all deferred maintenance including new MEP systems, roofing, building envelope, and windows.

PROJECT FUNDING: State funds, fundraising & local funds

PROJECT UPDATE: The construction manager, Holder Construction was released by the university. Selection of a new CM is being finalized. The abatement and demolition activities, which were already in progress, will continue on schedule. Scope, schedule and budget are under review.

CURRENT BUDGET	
Construction w/ Cont	\$48M
Total Project	\$61.2M

CONSULTANTS	
Architect of Record	Schooley Caldwell
CM at Risk	

PROJECT SCHEDULE	
BoT Approval	5/23
Construction	07/23-07/25
Facility Opening	08/25 (phased)

- On Budget
- On Time

Waterman Multi-Species Animal Learning Center (MALC)



MULTI-SPECIES LEARNING CENTER

Construction of a new 100,000 SF facility to support the College of Food, Agricultural, and Environmental Sciences (CFAES) strategy for Waterman by providing access to animals, educational spaces, technology, equipment, and amenities. Program spaces include animal barns, a multi-purpose indoor arena, teaching, meeting and event spaces.

PROJECT FUNDING: university funds, state funds, fundraising

PROJECT UPDATE: Design development is nearing completion with a target date of mid-November for final construction documents and guaranteed maximum pricing.

CURRENT BUDGET	
Construction w/ Cont	\$47.0 M
Total Project	\$52.0 M

CONSULTANTS	
Architect of Record	WELLOGY
CM at Risk	CK CONSTRUCTION

PROJECT SCHEDULE	
BoT Approval	08/23
Construction	01/24-07/25
Facility Opening	08/25

■ On Budget
■ On Time

Biomedical and Materials Engineering Complex Phase 2



Biomedical and Materials Engineering Complex Phase 2

This project will demolish Watts Hall (35,504 square feet) and renovate MacQuigg Laboratory (76,345 square feet) and include an addition to MacQuigg. It will provide improved building services and create a dynamic and energy efficient facility. The project will provide facilities for first year engineering, biomedical engineering and materials engineering.



PROJECT FUNDING: State funds, Fundraising, University funds

PROJECT UPDATE: Demolition contractor mobilized in August. GMP2 contract has been signed by CM and has been submitted to Controlling Board for review during the October 30 meeting.

CURRENT BUDGET	
Construction w/ Cont	\$70.3 M
Total Project	\$90.0 M

CONSULTANTS	
Architect/Engineer	DLR Group
CM at Risk	Walsh Construction

PROJECT SCHEDULE	
BoT Approval	05/23
Construction	08/23–09/25
Facility Opening	10/25

 **On Budget**
 **On Time**

Wexner Medical Center Inpatient Hospital



WEXNER MEDICAL CENTER INPATIENT HOSPITAL

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 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: Curtainwall was "topped out", detailing work on-going. Permanent power is being turned on. Funding increase will be requested for "Unshelling" L1 Senior Leadership Administration Suite and L5 Endo/Bronch.

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

Facilities Operations and Development

Board of Trustees - November 2023



Board Approved Projects Completed in FY23

PROJECT	COMPLETION	BUDGET	ON TIME	ON BUDGET
Atwell – ADL Simulation Lab	7/10/22	\$4.5M		
Controlled Environment Agriculture Research Complex	10/4/22	\$34.9M		
Lacrosse Stadium	1/19/23	\$24.1M		
Wooster – Boiler #3 Replacement	3/21/23	\$9M		
West Campus Infrastructure Phase 1	5/30/23	\$22.5M		
Newton – Renovation and Addition	5/31/23	\$31.6M		
TOTAL		\$126.6M		

On Track
 Watching Closely
 Not on Track

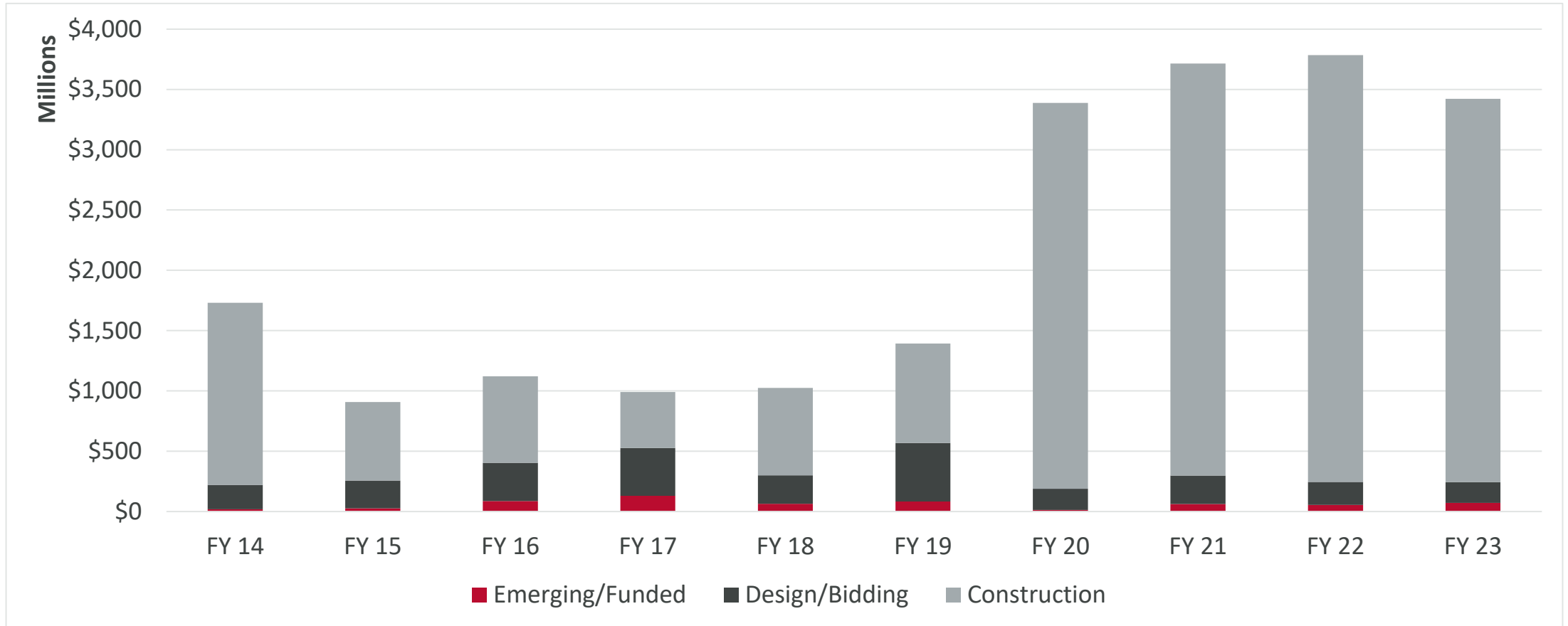
Projects Approved by the Board of Trustees – FY23

PROJECT NAME	APPROVAL REC'D FY23		AMOUNT APPROVED	TOTAL PROJECT COST	PROJECT NAME	APPROVAL REC'D FY23		AMOUNT APPROVED	TOTAL PROJECT COST
	DES	CON				DES	CON		
Bus Testing Facility	✓		\$1.5M	TBD	Wexner Medical Center Inpatient Hospital	✓	✓	\$85.0M	\$1,904.7M
Doan – Roof Replacement	✓		\$1.1M	TBD	Cannon Drive Relocation - Phase 2		✓	\$11.3M	\$68.1M
Ohio State East Hospital – T1 Emergency Generator	✓		\$0.6M	TBD	Doan - Roof Replacement		✓	\$3.3M	TBD
Emergency Response Radio System	✓		\$1.4M	TBD	Ice Rink Replacement	✓		\$2.7M	TBD
Celeste Lab Renovation	✓	✓	\$18.6M	\$49.7M	Energy Advancement and Innovation Center	✓	✓	\$1.2M	\$48.9M
Martha Morehouse Tower HVAC Infrastructure and Interior Upgrades	✓	✓	\$1.5M	TBD	Riffe – 2nd Floor Classrooms	✓	✓	\$5.4M	\$5.4M
Wexner Medical Center Inpatient Hospital	✓	✓	\$6.1M	\$1,819.7M	Roof Renewal FY23-24	✓	✓	\$4.8M	\$4.8M
Interdisciplinary Health Sciences Center		✓	\$1.1M	\$157.0M	Healthy Community Center Renovation		✓	\$4.7M	\$5.1M
19th Ave and Cockins Vault Tunnel Repairs	✓	✓	\$4.4M	\$4.4M	Martha Morehouse Tower HVAC Infrastructure		✓	\$13.4M	\$17.4M
Blackwell Pavilion	✓	✓	\$3.0M	\$7.0M	The James Outpatient Care		✓	\$7.0M	\$356.5M
Campbell Hall Renovation	✓	✓	\$8.2M	TBD	East Hospital - 4th Floor OR Upgrades	✓	✓	\$22.3M	\$22.3M
East Hospital Dock Expansion	✓	✓	\$2.6M	\$8.1M	Waterman - Multispecies Animal Learning Center		✓	\$0.9M	TBD
Equine Performance Evaluation Arena	✓	✓	\$1.8M	\$10.9M	Biomedical and Materials Engineering Complex Phase 2		✓	\$76.4M	\$90.0M
Newark - Founders Hall Enhancements	✓	✓	\$23.6M	\$23.6M	Campbell Hall Renovation		✓	\$49.0M	\$61.2M
TOTAL AMOUNT APPROVED: \$362.9M									

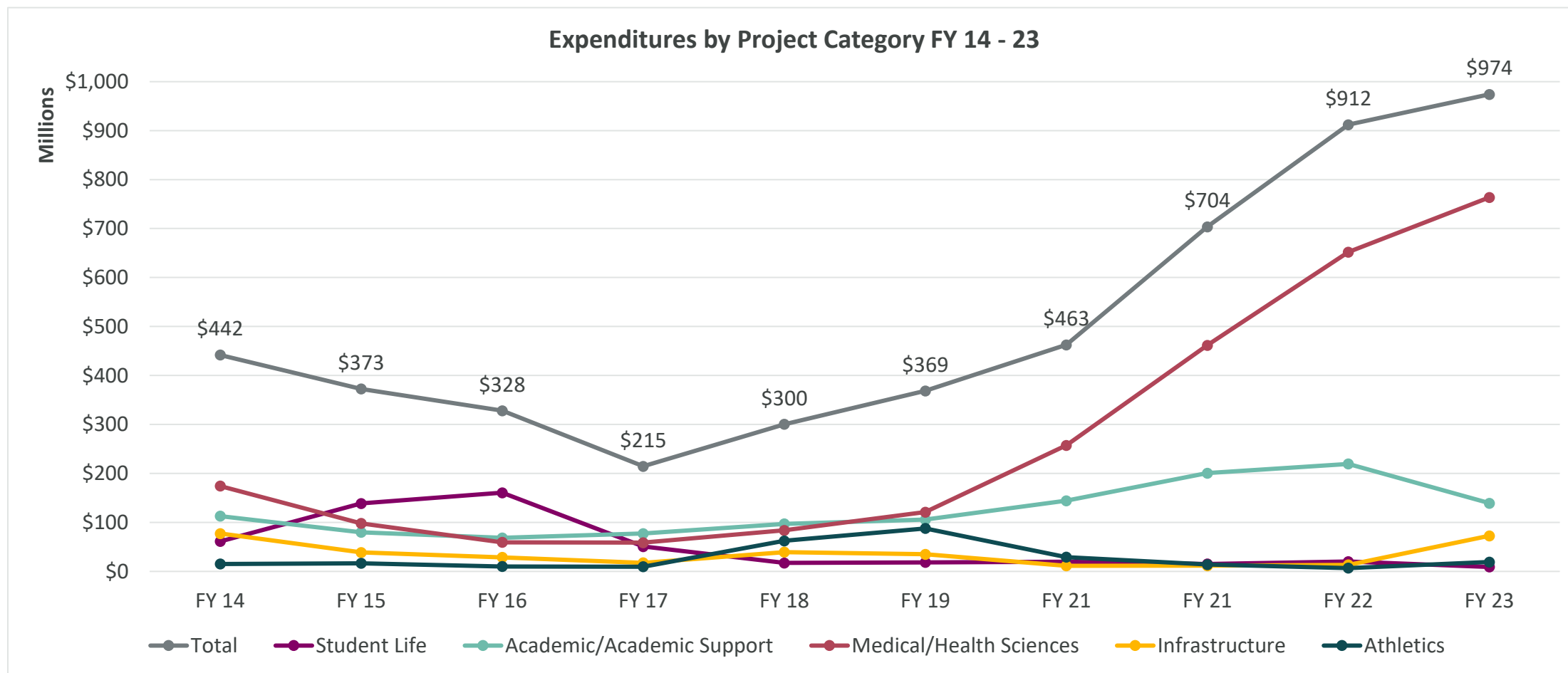
Active Projects as of the End of the Fiscal Year

	FY22		FY23	
	# OF PROJECTS	TOTAL BUDGET	# OF PROJECTS	TOTAL BUDGET
Emerging/Funded	211	\$54.3M	201	\$72.4M
Design/Bidding	144	\$190.7M	185	\$171.1M
Construction	336	\$3.5B	414	\$3.2B
TOTAL	691	\$3.7B	800	\$3.4B

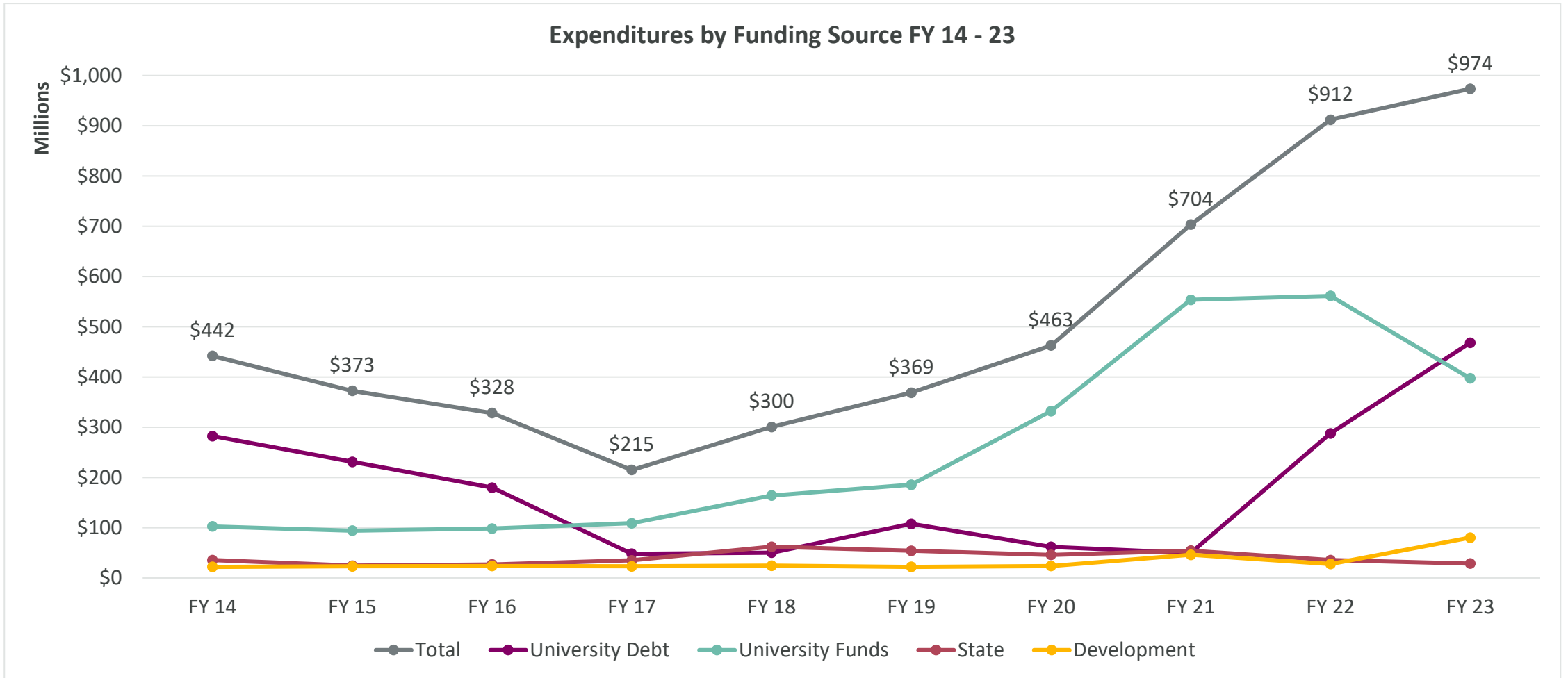
Total Budget for Active Projects: FY14 to FY23



Total Expenditures by District: FY14 to FY23



Total Expenditures by Funding Source: FY14 to FY23



Initiatives and Accomplishments

Stakeholder Insights



Employee Engagement

Safety

Deferred Maintenance

Disaster Response / Recovery

Initiatives and Accomplishments

Stakeholder Insights

Employee Engagement



Safety

Deferred Maintenance

Disaster Response / Recovery

Initiatives and Accomplishments

Stakeholder Insights

Employee Engagement

Safety



Deferred Maintenance

Disaster Response / Recovery

Initiatives and Accomplishments

Stakeholder Insights

Employee Engagement

Safety

Deferred Maintenance



Disaster Response / Recovery

Initiatives and Accomplishments

Stakeholder Insights

Employee Engagement

Safety

Deferred Maintenance

Disaster Response / Recovery



OHIO STATE SUSTAINABILITY GOALS

Strategic Vision

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



TEACHING AND LEARNING

31,000+

Data points collected to inform the Sustainability Education and Workforce Development Visioning Paper.

153

Living Lab projects posted on Sustainability in Action digital database.

1,349

Hours of SUSTAINS Learning Community student service and professional development.



RESEARCH AND INNOVATION

\$481M

Requested funding awards by sustainability affiliated faculty members.

12

Exploratory Research Groups supported to grow early-stage interdisciplinary collaborations and scholarly learning communities.

\$31.4M

Large-scale external research grant funding awarded to advance transportation-related battery, energy storage, and vehicle transition rates.



OUTREACH AND ENGAGEMENT

60

Expert participants from private and public sectors at sustainable aviation forum hosted at OSU Airport.

34

WestFest partners, including seven community organizations, providing interactive programming for 300+ attendees to spark children's interest in science and sustainability.

1

Interdisciplinary water research digital hub created for Ohio State and beyond.



RESOURCE STEWARDSHIP

31%

Reduction in carbon footprint from FY15

12.7%

Reduction in energy used per square foot since FY15

257M

Gallon decrease in water usage from FY15

3,000+

Trees planted on the Columbus campus since FY18

18.3%

University fleet running on CNG, electric or hybrid

41.2%

Campus waste diverted from the landfill



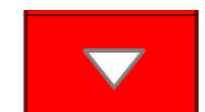


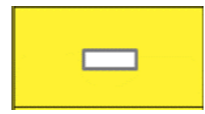


Comprehensive, University-Wide Goal Statements

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

Operational Resource Stewardship Scorecard

9/15/23

Ohio State Sustainability Goal	Metric Definition	Baseline	FY23 Performance			Long-Term	Highlights
		FY15 Actual (Baseline)	FY22 Actual	FY23 Actual	FY23 Target	FY24 Target	
7a. Achieve Carbon Neutrality by 2050 per Presidents' Climate Leadership Commitment	Metric Tons of Carbon Dioxide Equivalent Per Year (MTeCO2/Yr)	615,051	428,392	426,854 	419,000	412,000	FY50 = 0 MTeCO2/Yr Highlights: 31% decrease in emissions from 2015 baseline. Most significant factor being decrease in purchased electricity and greening of the grid. Would have reached goal if AEP REC did not lapse. Next Actions: Strategic Infrastructure Optimization Plan; publish life cycle cost analysis requirements in Building Design Standards; explore feasibility of regional campus energy reduction programs.
7b. Increase the Energy Efficiency of the University by 25% per Building Sq. Ft. by 2025	Energy Use Intensity = 1000 British Thermal Units/Conditioned Gross Square Foot /Year (kBTU/GSF/Yr)	203.29	179.20	177.50 	170.30	168.60	FY25 = 152.5 kBTU/GSF/Yr Highlights: FY23 university growth of over 984,262 GSF including 6 new facilities; new Building Design Standards; continued savings from transition to LED lights at WMC and Student Life facilities. Next Actions: ECM program continuation with Ohio State Energy Partners; return building ventilation and setbacks to pre-pandemic levels; explore feasibility of solar energy; regional campus energy efficiency.
7c. Reduce Potable Water Consumption by 10% Per Capita Every 5 Years- reset every 5 years	Calculated as Gallons Per Weighted Campus User. Baseline is average of FY18, 19, and 20 (Gal/WCU)	16,658 (3-yr avg.)	14,084	15,995 	15,392	15,943	FY25 = 14,992 Gal/WCU Highlights: 257 million gallon decrease from FY15 (1,419 million gal.) to FY23 (1,162 million gal.) Campus occupancy return to pre-pandemic levels and winter weather event contributed to increased usage. Next Action: Explore feasibility of Water Reclamation Facility; conduct building-level water audits & leak detection surveys.
7d. Increase Ecosystem Services Index Score to 85% by 2025 (Metric for Columbus Campus only)	Ecosystem Services Improvement (ESI) Index- Based on metrics for 11 individual Ecosystem Initiatives equated to a 0-100% scale	28.7%	30.7%	31.5% 	31.7%	32.5%	FY25 = 85% ESI Index Score Highlights: Greenspace enhancements at Graves Hall, Earth Day Park, Necko Community Garden, and Wexner Center for the Arts Plaza. Next Actions: Framework 3.0; complete new tree inventory; prairie/wildflower pilot project to enhance existing urban meadow sites.
7e. Reduce Carbon Footprint of University Fleet Per Thousand Miles Traveled by 25% by 2025	Metric Tons of Carbon Dioxide Per Year / Thousand Miles Traveled Per Year Baseline year is FY16 (MTCO2/Yr/1,000 Miles)	1,279 (FY16)	1,557	1,403 	1,377	1,280	FY25 = 1,023 MTCO2/Yr Highlights: Installed 5 EV charging ports; 18.3% of fleet (171/930) is powered by CNG, electric, or hybrid electric; \$2.25 million lifetime university fuel cost savings. Next Action: Electric charging infrastructure; alternative fuel/electric vehicle adoption; fuel efficiency standards.
7f. Achieve Zero Waste by 2025 by Diverting 90% of Waste Away from Landfills	Percentage of Materials Diverted from the Landfill (Diversion Rate)	29.2%	40.0%	41.2% 	45.0%	45.0%	FY25 = 90.0% Diversion Rate Highlights: Organics expansion; FY23 waste characterization study; and launched pilot reusable dining container program. Next Action: Expand compost program; improve bulk waste procedures; optimize efficiency for frontline staff; and integrate zero waste principles into FOD organizational structure.




OHIO STATE SUSTAINABILITY GOALS:

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

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

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

Resource Stewardship- Implement Sustainable World-Leading Operational Goals

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

Ohio State Energy Partners Contract Scorecard

FY23 Year End - Through June 2023

■ Meets or Surpasses Target
■ Does not Meet Target

9/18/23

Current Year					Actual vs Target	Comments
Actual	Target	Target %Var	Actual Prior Yr	Actual vs Target		
A. Financial						
\$ 65,533,199	NA	NA	\$ 62,707,087		1. Total Expense (Fixed & Operating)	
\$ 2,565	NA	NA	\$ 2,466		2. Total Expense (Fixed & Operating) / 1000 EUI GSF	
\$ 46,750,774	NA	NA	\$ 27,526,101		3. Utilities Capital Investment Variable Fees Paid	Expenses add to the Variable Fee in the fiscal year after the expenditure
\$ 11,875,033	NA	NA	\$ 7,237,571		4. ECMs Capital Investment Variable Fees Paid	ECMs: Energy Conservation Measures
B. Operational						
25,552	N/A	N/A	25,429		1. 1000 EUI Gross Sq Ft (used in EUI calc.)	25,551,866 = Total Building Gross Sq Ft
175,349	176,861	-0.9%	178,173		2. Annual Energy Use Intensity (EUI) Reduction: BTU/GSF	Target expressed as an annual rolling 3-year average EUI
1.39	1.41	-1.4%	1.38		3. Boiler Efficiency (mmBtu of fuel/mlb of steam)	The lower the ratio, the higher the efficiency
0.790	0.808	-2.2%	0.786		4. Chilled Water Conversion (kW/Ton)	The lower the ratio, the higher the efficiency
C. Customer Satisfaction						
99.995%	99.996%	0.00%	100%		1. Electric Uptime Reliability %	This is the first KPI miss by OSEP. It did not result in a KPI Compensation charge: - If the Reliability % is slightly below the target one year, there is no KPI Compensation charge; if the target is missed multiple years in a row, compensation charges may begin or increase - If the Reliability % is missed by a large enough amount, KPI charges can ensue immediately - Similar logic applies to Downtime Events
100%	99.960%	0.03%	100%		2. Natural Gas Uptime Reliability %	
99.990%	99.950%	0.04%	100%		3. Chilled Water Uptime Reliability %	
99.970%	99.900%	0.07%	100%		4. Steam Uptime Reliability %	
4	7	-43%	0		5. Electric # of Downtime Events	
0	3	-100%	0		6. Natural Gas # of Downtime Events	
4	10	-60.0%	2		7. Chilled Water # of Downtime Events	
3	8	-62.5%	0		8. Steam # of Downtime Events	
D. Academic Collaboration						
\$ 810,000	\$ 810,000	0.0%	\$ 810,000		1. Philanthropic Allocation	Projected lifetime allocation - \$40.5 million
10	10	0.0%	10		2. Internships	Required to offer an average of 10 internship positions per year



SUMMARY OF ACTIONS TAKEN

August 17, 2023 – Master Planning & Facilities Committee Meeting

Members Present:

Alan A. Stockmeister
Reginald A. Wilkinson
Elizabeth A. Harsh

Pierre Bigby
Joshua H.B. Kerner (8:51 am)
Robert H. Schottenstein (8:08 am)

Hiroyuki Fujita (ex officio)

Members Present via Zoom:

James D. Klingbeil

Members Absent: N/A

PUBLIC SESSION

The Master Planning & Facilities Committee of The Ohio State University Board of Trustees convened on Thursday, August 17, 2023, in person at Vitria on the Square, 14 E. 15th Avenue, Columbus, OH, 43201, and virtually over Zoom. Committee Chair Alan A. Stockmeister called the meeting to order at 7:59 a.m.

Mr. Stockmeister started the meeting with a thank you to Reggie Wilkinson for agreeing to serve as vice chair of the committee, and welcomed Joshua Kerner, who was recently appointed to the Board and also to this committee.

Items for Discussion

1. **Physical Environment Scorecard:** Mr. Jay Kasey, senior vice president, Office of Administration and Planning, gave an overview of the physical environment scorecard, calling the committee's attention to the safety portion. He explained the red indicator – traffic accident, non-injury – are mainly fender benders in our lots out on West campus.

He also called out the yellow indicator – major on-campus crimes – which was slightly over target. These crimes are usually stolen laptops and not crimes of assault. Although the target goal was missed by 4%, we are down 25% over the past 12 months concluding June 30.

The last indicator under safety is green – off-campus crime statistics. These monthly crime statistics are based on reports in nine crime categories occurring in the University District Area under the jurisdiction of the Columbus Division of Police. We are down almost 32% from the preceding year. The goal was to do as well as the preceding year. We are under that by 32%.

Mr. Kasey expressed his appreciation to Monica Moll, director of public safety, and her team, the Columbus Division of Police, and Ohio State's Office of Student Life.

(See Attachment X for background information, page XX)

2. **Major Project Updates:** Mark Conselyea, vice president, Facilities Operations and Development (FOD), shared this standard report that includes an on-time and on-budget indicator for all projects over \$20M. There are a total of 13 major projects underway totaling almost \$3.3B across the university and Wexner Medical Center. One project, The James Outpatient Care, was listed as "watching closely" for budget due to ongoing mediation with the contractor. Another project, the Combined Heat & Power Plant (CHP), continues to be listed as "not on track" for budget and schedule. Mr. Conselyea explained the university is working collaboratively with ENGIE to evaluate the budget and schedule. The university is focused on



making sure the temporary bypass plant is resilient and has the necessary capacity to support the facilities in the Carmenton area until the CHP is completed. Another focus is making sure the CHP is built efficiently and with the quality standards, so it will be a reliable source of utilities for years to come and limiting Ohio State's exposure to any additional costs to complete the project.

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

3. Resource Stewardship Update: Ms. Aparna Dial, senior director of operations in Sustainability, presented an update on the university's plan to achieve the established resource stewardship goals. The plan builds on previous work and sets a course of action that solidifies Ohio State as a leader in resource stewardship.

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

4. Framework 3.0: Ms. Amanda Hoffsis, vice president, Planning, Architecture, and Real Estate, presented the final Framework 3.0 plan. This update to the university's campus master plan was developed over the past 15 months with key input from all levels of the university community. Framework 3.0 will serve as a guide, in conjunction with strategic and financial plans, for the future development of campus. Recommendations, related projects, practice and implementation principles are included as a part of the final plan.

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

5. Deign Reviews: Ms. Hoffsis and Mr. Kyle Albert, senior director of campus planning and design, presented the phase 2 design of the Biomedical and Materials Engineering Complex. He shared the total project budget is \$90M, construction began in July 2023 and a September 2025 completion date is targeted. The next project reviewed was the renovation of Campbell Hall, originally constructed in 1916. The total project budget is \$61M, construction began July 2023, with a completion target of July 2025. Mr. Albert shared the final project being reviewed today is Waterman Multi-Species Animal Learning Center (MALC). Mr. Albert shared the total project budget is \$52M, construction is scheduled to begin in the first quarter of 2024, with a July 2025 target for completion.

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

Items for Action

6. Approval of Minutes: No changes were requested to the May 18, 2023, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
7. Resolution No. 2024-23: Approval of FY24 Capital Investment Plan:

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

WHEREAS the university has presented the recommended capital expenditures for the fiscal year ending June 30, 2024; and

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the Capital Investment Plan for the fiscal year ending June 30, 2024, as described in the accompanying documents; and



THE OHIO STATE UNIVERSITY

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.

- 8. Resolution No. 2024-24: Approval to enter into/increase professional services and enter into construction Contracts:

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS BATTERY CELL RESEARCH & DEMONSTRATION CENTER

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS AIRPORT - TAXIWAY A REHABILITATION DEPARTMENT OF ECONOMICS RELOCATION WATERMAN - MULTI-SPECIES ANIMAL LEARNING CENTER (MALC)

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 Req.	
Battery Cell Research & Demonstration Center	\$2.3M	\$2.3M	Grant funds (NIST) Partner funds

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Req.	
Airport - Taxiway A Rehabilitation	\$1.0M	\$3.5M	\$4.5M	University funds Grant funds (ODOT & FAA)
Department of Economics Relocation	\$1.1M	\$0.7M	\$1.8M	University Funds
Waterman - Multi-Species Animal Learning Center (MALC)	\$1.9M	\$47.0M	\$48.9M	University debt University funds Fundraising State funds

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

WHEREAS the Finance 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



THE OHIO STATE UNIVERSITY

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. 2024-25: Approval of Framework 3.0:

SYNOPSIS: Authorization is requested to approve Framework 3.0, an update to the university's master plan, including planning principles, recommendations, and the vision for the Columbus campus.

WHEREAS Framework 3.0 builds upon the strong foundation of the previous Framework plans by reinforcing and refining previous planning ideas while establishing near and long-term concepts that strengthen the physical campus in support of academic and research excellence; and,

WHEREAS the university began the planning process by completing a comprehensive assessment of existing space across campus to understand utilization and programmatic needs; and,

WHEREAS the space assessment indicated a need for additional classrooms, class laboratories, research laboratories, and amenity spaces which enhance the student and faculty experience; and,

WHEREAS robust engagement with faculty, staff and students was instrumental in developing a flexible vision for both near and long term development of campus anchored by the planning principles of stewardship, connectivity, experience and community; and

WHEREAS Framework 3.0 incorporates parallel planning efforts for Student Life facilities, the Wexner Medical Center and Carmenton; and,

WHEREAS Framework 3.0 will replace the previous Framework Plan that the Board of Trustees adopted in 2017; and,

WHEREAS Framework 3.0 lives alongside the strategic and capital plans of the university to create a shared vision for development while enabling the university to revise and re-envision as future conditions warrant:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby adopts Framework 3.0 as the guiding vision for the physical environment and directs the appropriate university offices to proceed with planning consistent with the Framework principles and long-term vision.

10. Resolution No. 2024-26: Approval to Enter Into Joint Use Agreement – Ohio Manufacturing and Innovation Center:

BETWEEN THE OHIO STATE UNIVERSITY
AND OHIO MANUFACTURING AND INNOVATION CENTER

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Ohio Manufacturing and Innovation Center (OMIC), 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.

WHEREAS The Ohio State University was allocated \$500,000 in the 2023-2024 State Capital Bill that was specifically designated for use by OMIC; and

WHEREAS the OMIC will utilize the funds to partially fund design and construction of capital improvements to an existing facility, upgrading and renovating the existing structure to facilitate OMIC's mission of addressing known gaps in the Ohio technology development cycle; and

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

WHEREAS the university's use of OMIC space will further the University's mission to conduct groundbreaking research, provide unique active learning environments to students, and promote technological development and commercialization; and

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

NOW THEREFORE

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

11. Resolution No. 2024-27: Approval to Enter Into Joint Use Agreement – City of Upper Arlington:

BETWEEN THE OHIO STATE UNIVERSITY
AND THE CITY OF UPPER ARLINGTON

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the City of Upper Arlington, an Ohio municipal corporation, to document the value and permit the release of funds appropriated in the State Capital Bill to construct a new facility; and

WHEREAS The Ohio State University was allocated \$450,000 in the 2023-2024 State Capital Bill that was specifically designated for use by the City of Upper Arlington; and

WHEREAS the City of Upper Arlington will utilize the funds to partially fund design and construction of the Upper Arlington Community Center to improve health and wellness opportunities in Central Ohio; and

WHEREAS the City of Upper Arlington 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 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 the City of Upper Arlington only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of the Community Center 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



THE OHIO STATE UNIVERSITY

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the President and/or Senior Vice 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.

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

EXECUTIVE SESSION

It was moved by Mr. Stockmeister, and seconded by Dr. Wilkinson, that the committee recess into executive session to discuss the purchase of property, to consider business-sensitive trade secrets required to be kept confidential by federal and state statutes, and to consult with legal counsel regarding pending or imminent litigation.

A roll call vote was taken, and the committee voted to go into executive session with the following members present and voting: Mr. Stockmeister, Dr. Wilkinson, Mrs. Harsh, Mr. Bigby, Mr. Kerner, Mr. Klingbeil, Mr. Schottenstein, and Dr. Fujita.

The committee entered executive session at 9:20 a.m. The committee adjourned at 9:53 a.m.

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

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

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

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

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

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

WHEREAS these utility system capital improvement projects will be delivered pursuant to the terms of the Agreement, including the schedules as detailed in the project approval requests; and

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

WHEREAS the university has reviewed and considered the financial, technical, and operational aspects of the OSEP CIP and its alignment with university plans and sustainability goals; and

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the fiscal year 2024 OSEP CIP; and

BE IT FURTHER RESOLVED, That the Board of Trustees authorizes OSEP to proceed with these fiscal year 2024 capital improvements to the Utility System as outlined in the attached materials.

BACKGROUND

TOPIC: Approval of Ohio State Energy Partners' ("OSEP") Utility System Capital Improvements Plan for Fiscal Year 2024

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"), OSEP will fund and implement capital improvements to the Utility System.

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

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

OSEP capital projects are categorized as one of 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 expand or extend the capacity of the campus utility systems.
3. Energy Conservation Measure Projects ("ECM"): ECM projects improve the energy efficiency of campus buildings, utility plants, and utility distribution networks.

SUMMARY:

Tunnel Closure Utility Decommissioning – Midwest campus 152-24-LFC

Scope: University project OSU-230499 identified several segments of utility tunnels in need of repair, replacement, or abandonment. This OSEP project is for the associated upgrades, repair, and abandonment of the Utility System infrastructure in those tunnel segments under the Midwest campus area. The University will lead this coordination project and perform OSEP's scope of work under OSU-230499.

Design and Construction Cost Request: \$ 4.591 M

Project Cost Breakdown	Cost
FY 2024 – Design & Construction Cost	\$ 4.591 M
Total Project Cost	\$ 4.591 M

Electrical Maintenance at Building Interfaces – Phase 1 153-24-LFC

Scope: Upgrades and/or replacements for electrical equipment at building interfaces, specifically in buildings where upgrades to the high voltage Utility System will require simultaneous upgrades to the in-building lower voltage university equipment. This project is focused on Doan, Graves, Newton, Meiling, and Prior Halls. Design was previously approved for this project under OSEP project 127-23-LFC.

Construction Cost Request: \$ 7.252 M

Project Cost Breakdown	Cost
FY 2024 – Construction	\$ 3.626 M
FY 2025 – Construction	\$ 3.626 M
Total Project Cost	\$ 7.252 M

Steam and Condensate Repairs & Replacements – East of Neil Ave. 156-24-LFC

Scope: Detailed design engineering to repair and replace steam and condensate infrastructure in the tunnels along 12th Ave. and College Rd. The design will also include an analysis of the potential to convert these facilities and the connected buildings from steam to a more energy efficient heating-hot-water system.

Design Cost Request: \$ 0.884 M

Project Cost Breakdown	Cost
FY 2024 – Design Cost	\$ 0.884 M
FY 2025 – Construction Estimate	\$ 6.687 M
FY 2026 – Construction Estimate	\$ 6.040 M
Total Project Cost Estimate	\$ 13.611 M

Vault Dewatering and Monitoring Systems - 160-24-LFC

Scope: Detailed engineering design to upgrade eleven chilled and heating hot water vaults on campus. The specific vaults are prone to flooding and are in areas where immediate access is difficult due either to the proximity of adjacent utilities and/or their location beneath vehicular and/or pedestrian traffic areas. This project will design the installation of automatic pumping systems with integrated monitor and alarm features to minimize flooding risks and utility system outages.

Design Cost Request: \$ 0.507 M

Project Cost Breakdown	Cost
FY 2024 – Design Cost	\$ 0.507 M
FY 2025 – Construction Estimate	\$ 1.242 M
FY 2026 – Construction Estimate	\$ 1.139 M
Total Project Cost Estimate	\$ 2.888 M

Steam and Condensate Repair & Replacement – West of Neil Ave. – 180-24-LFC

Scope: Perform the first phase of engineering design to improve the reliability and resiliency of the central heating systems to the Wexner Medical Center area of campus. This initial design will determine the best comprehensive approach for addressing the deferred maintenance on the steam and condensate systems that serve this area.

Initial Design Cost Request: \$ 1.077 M

Project Cost Breakdown	Cost
FY 2024 – Initial Design Cost	\$ 1.077 M
FY 2025 – Design and Construction Estimate	\$ 7.304 M
FY 2026 – Construction Estimate	\$ 8.062 M
FY 2027 – Construction Estimate	\$ 6.178 M
Total Project Cost Estimate	\$ 22.621 M

Tunnel Utility Upgrades – McCracken North & Bypass Sections 185-24-LFC

Scope: University project OSU-230499 identified several segments of utility tunnels in need of repair, replacement, or abandonment. This OSEP project is for the associated upgrades, repair, and abandonment of the Utility System infrastructure in the McCracken North and Bypass tunnel segments. The University will lead this coordination project and perform OSEP’s scope of work under OSU-230499.

Design Cost Request: \$ 1.343 M

Project Cost Breakdown	Cost
FY 2024 – Design	\$ 1.343 M
FY 2025 – Construction Estimate	\$ 5.853 M
FY 2026 – Construction Estimate	\$ 6.204 M
Total Project Cost Estimate	\$ 13.400 M

West Campus North Electrical and Natural Gas Upgrades – 081-21-EXP

Scope: Extensions and upgrades of the electrical and natural gas Utility Systems serving the Waterman Laboratory area of campus, including the installation of a new duct bank, vault, switchgear, and new larger gas piping to service the Controlled Environment Agriculture Research Complex and the Multispecies Animal Learning Center and to provide capacity for future development in this area. This project was previously approved for design and purchase of long-lead equipment.

Construction Cost Request: \$ 9.553 M

Project Cost Breakdown	Cost
FY 2021 – FY 2023 – Design Cost	\$ 0.728 M
FY 2024 – Long lead equipment	\$ 0.198 M
FY 2024 – Construction Cost	\$ 6.323 M
FY 2025 – Construction Cost	\$ 3.230 M
Total Project Cost	\$ 10.479 M

Biomedical and Materials Engineering Complex – Phase 2 - Utilities – 121-22-EXP

Scope: Extensions to the chilled water and high voltage electrical distribution systems in coordination with the university’s Biomedical and Materials Engineering Phase 2 project under OSU-210274. This project was previously approved for design.

Construction Cost Request: \$ 0.496 M

Project Cost Breakdown	Cost
FY 2022 -2023 Design Costs	\$ 0.204 M
FY 2024 – Construction	\$ 0.248 M
FY 2025 – Construction	\$ 0.248 M
Total Project Cost	\$ 0.700 M

Utility Replacements & Upgrades – South McCracken Tunnel Insulation 178-24-ECM

Scope: Design and construction of upgrades to sections of the heating and cooling distribution system in the South McCracken tunnel, including the abatement and installation of approximately 1,200 feet of existing steam and chilled water piping.

Design and Construction Cost Request: \$ 1.375 M

Project Cost Breakdown	Cost
FY 2024 Design & Construction Cost	\$ 1.375 M
Total Project Cost	\$ 1.375 M

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

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

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES CONTRACTS
FY24 COLLEGE FACILITY MASTER PLANS
RADONC ADVANCED IMAGING LINAC

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS
2001 POLARIS PKWY – CELL THERAPY LAB
THE JAMES OUTPATIENT CARE – 4TH FLOOR ORTHO SARCOMA AND REHAB
TUNNEL REHABILITATION PHASE I
WEXNER MEDICAL CENTER INPATIENT HOSPITAL
WMC OUTPATIENT CARE POWELL

APPROVAL TO ENTER INTO CONSTRUCTION CONTRACTS
BATTERY CELL RESEARCH & DEMONSTRATION CENTER
EAST – FIRE SUPPRESSION

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

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

	Prof. Serv. Approval Requested	Total Requested	
FY24 College Facility Master Plans	\$1.0M	\$1.0M	University funds
RadOnc Advanced Imaging Linac	\$0.9M	\$0.9M	Auxiliary funds

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
2001 Polaris Pkwy – Cell Therapy Lab	\$0.1M	\$6.8M	\$6.9M	Auxiliary funds
The James Outpatient Care – 4 th Floor Ortho Sarcoma and Rehab	\$0.5M	\$7.5M	\$8.0M	Auxiliary funds
Tunnel Rehabilitation Phase I	\$1.6M	\$3.7M	\$5.3M	University debt, Partner funds (OSEP/ENGIE)
Wexner Medical Center Inpatient Hospital	\$1.8M	\$36.5M	\$38.3M	University debt, Auxiliary funds, Fundraising
WMC Outpatient Care Powell	\$1.0M	\$9.6M	\$10.6M	Auxiliary 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 construction contracts for the following projects; and

	Construction Approval Requested	Total Requested	
Battery Cell Research & Demonstration Center	\$19.7M	\$19.7M	Partner funds, Grant funds
East – Fire Suppression	\$5.4M	\$5.4M	Auxiliary funds

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

WHEREAS the Finance 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 2024 Capital Investment Plan be amended to include additional funding for the Wexner Medical Center Inpatient Hospital and the Battery Cell Research and Demonstration Center projects; and

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

APPROVAL TO ENTER INTO CONTRACTS FOR PROFESSIONAL SERVICES TO CONDUCT FACILITY MASTER PLANS FOR SELECTED COLLEGES IN FY24

Framework 3.0 which outlines the short to midterm and long-range plan for the main campus university facilities was approved by the Board of Trustees in August 2023. The plan is a living breathing document that will adapt overtime but provides a guide and vision for the future. A key recommendation of Framework 3.0 is the completion and maintenance of Facility Master Plans for each of the colleges across the university.

The goal of the College Facility Master Planning project is to work directly with each college across the university to study and create a master plan that aligns with the guiding principles and objectives of Framework 3.0 – Community, Experience, Stewardship and Connectivity. These plans will create a facility roadmap for each college addressing programmatic needs, deferred maintenance needs and space optimization and utilization targets.

To complete the College Facility Master Plans, Planning, Architecture, & Real Estate (PARE) will work directly with the colleges across the university and, in some cases, a third-party consultant to develop and create a comprehensive and strategic facilities master plan aimed at aligning the physical, programmatic, and financial needs of the college.

The project team for each master plan will include a diverse and representative leaders, faculty, students, facilities staff, and other stakeholders. The process will include a thorough investigation of the current and future use and condition of each college's facilities. Specifically, the scope of each college master plan will include:

Current Facilities Assessments: The OSU Facilities Operations and Development (FOD) team has been completing facility assessments using an updated process. PARE/consultants will use these current facility assessments to provide a thorough assessment of existing facilities, site, and infrastructure to identify their conditions and functional adequacy over a 10-year period (0–5-year needs and 5–10-year needs).

Additional Data: Data will be collected on current and projected enrollment, current programmatic deficiencies, needed technological improvements, and projections of staffing and or academic curriculum changes.

Guiding Principles: The development of a vision for the college's future facilities aligned with the goals of Framework 3.0.

Future Facility Needs: Based on the current facility assessment and other key data points (enrollment, program, space needs, faculty growth etc.) establish a list of facility improvements, including possible replacements, additions, renovations, infrastructure improvements and other upgrades.

Space Utilization and Optimization Assessment: The current utilization of existing spaces will be analyzed to identify opportunities for optimization using the University Space Standards as a benchmark.

Financial Analysis: An assessment of estimated costs associated with proposed facility projects including escalation for 0–5-year projects and 5–10-year projects, aligned with potential funding sources.

Every college plan will be unique based on the defined scope for that college, but each plan should include:

- A final report for each college
- A cost analysis outlining 0-5 and 5-10-year facility maintenance needs aligned with potential funding sources.
- Options to consider for future new construction, additions, repurpose and/or renovations.
- Preliminary conceptual images for donor engagement. These images to be conceptual building massing, not photorealistic.

Each plan is expected to take 6-18 months depending on the size and complexity of the college's physical footprint. The goal will be to complete all plans by the end of 2025. Third party consultants will be selected through the university's established procurement process.

Pursuant to the Board of Trustees Review and Approval of Facilities Improvement Projects, Planning Studies and Real Estate Transactions policy, any planning study estimated to cost over \$250,000 requires Board of Trustee review and approval. While exact costs for the first round of studies will not be known until the third-party consultants are interviewed and selected, it is anticipated that the larger, more complex studies will exceed the board approval threshold. Approval is being requested for up to \$1M for planning studies for Fiscal Year 2024. Future fiscal year requests for approval will be brought to the board at the appropriate time.

Project Data Sheet for Board of Trustees Approval

RadOnc Advanced Imaging Linac

OSU-220735 (REQ ID# JAM220053)

Project Location: James Outpatient Care, 2121 Kenny Road

- Approval Requested and Amount**

Professional services	\$0.9M
Total requested	\$0.9M

- Project Budget**

Professional services	\$0.9M
Construction w/contingency	TBD
Total project budget	TBD

- Project Funding**

Auxiliary funds	
-----------------	--

- Project Schedule**

BoT professional services approval	11/23
Design	12/23 - TBD
BoT construction approval	TBD
Construction	TBD
Facility opening	TBD

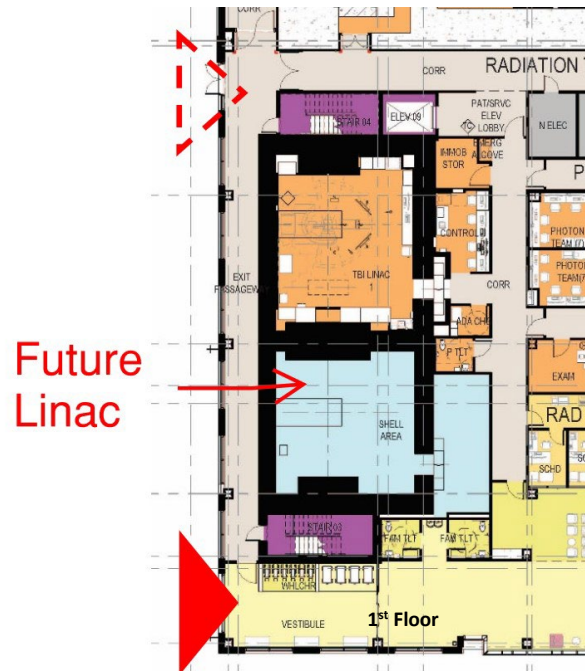
- Project Delivery Method**

Construction Manager at Risk	
------------------------------	--

- Planning Framework**
 - This project is included in the FY 2024 Capital Investment Plan.

- Project Scope**
 - The project will install an advanced imaging linac and associated support spaces, including changing room, equipment room and control room which was previously shelled space.

- Approval Requested**
 - Approval is requested to enter into professional services contracts.



- project team**

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

Project Data Sheet for Board of Trustees Approval

2001 Polaris Pkwy - Cell Therapy Lab

OSU-230401 (REQ ID# WMC240015)

Project Location: Polaris Pkwy, 2001 (836)

- **Approval Requested and Amount**

Professional services	\$0.1M
Construction w/contingency	\$6.8M
Total requested	\$6.9M

- **Project Budget**

Professional services	\$0.1M
Construction w/contingency	\$6.8M
Total project budget	\$6.9M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	11/23
Design	05/23 – 11/23
BoT construction approval	11/23
Construction	12/23 – 12/24
Facility opening	12/24

- **Project Delivery Method**

Design Build - Competitive GMP

- **Planning Framework**

- This project is included in the FY 2024 Capital Investment Plan.

- **Project Scope**

- This project will deliver the infrastructure to accommodate new cell and gene therapy modular research space.
- The project cost includes procurement of the modular units.

- **Approval Requested**

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



- **project team**

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

Project Data Sheet for Board of Trustees Approval

The James Outpatient Care - 4th Floor Ortho Sarcoma and Rehab Buildout

OSU-240225 (REQ ID# SHA220028)

Project Location: James Outpatient Care, 2121 Kenny Road

- **Approval Requested and Amount**

Professional services	\$0.5M
Construction w/contingency	\$7.5M
Total requested	\$8.0M

- **Project Budget**

Professional services	\$0.5M
Construction w/contingency	\$7.5M
Total project budget	\$8.0M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	11/23
Design	06/23 – 04/24
BoT construction approval	11/23
Construction	05/24 – 02/25
Facility opening	03/25

- **Project Delivery Method**

Design Build

- **Planning Framework**

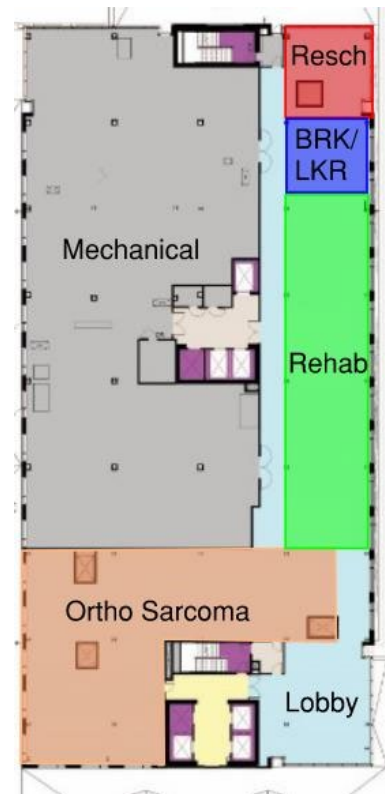
- This project is included in the FY 2024 Capital Investment Plan.

- **Project Scope**

- The project will build out 4th floor shelled space for Ortho Sarcoma and Rehab clinic as well as research office space.
- Ortho Sarcoma is relocating from main campus allowing for the expansion of the head and neck clinic.
- This request also allows for the completion of the design that was initiated as a part of the overall James Outpatient Care project.

- **Approval Requested**

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



- **project team**

University project manager:	Dollery, Mitchell
AE/design architect:	Perkins and Will
CM at Risk or Design Builder:	TBD

Project Data Sheet for Board of Trustees Approval

Tunnel Rehabilitation Phase I

OSU-230499 (REQ ID# FOD230015)

Project Location: **Midwest Campus: Animal Science, Kottman, McCracken, Neil Avenue and Woody Hayes Tunnel Segments

- **Approval Requested and Amount**

Professional services	\$1.6M
Construction w/contingency	\$3.7M
<hr/> Total requested	<hr/> \$5.3M

- **Project Budget**

Professional services	\$1.6M
Construction w/contingency	\$3.7M
OSEP/ENGIE scope	\$4.9M
<hr/> Total project budget	<hr/> \$10.2M

- **Project Funding**

University debt, partner funds (OSEP/ENGIE)

- **Project Schedule**

BoT professional services approval	8/23
Design	07/23 – 01/24
BoT construction approval	11/23
Construction	05/24 – 05/25

- **Project Delivery Method**

General Contracting

- **Planning Framework**

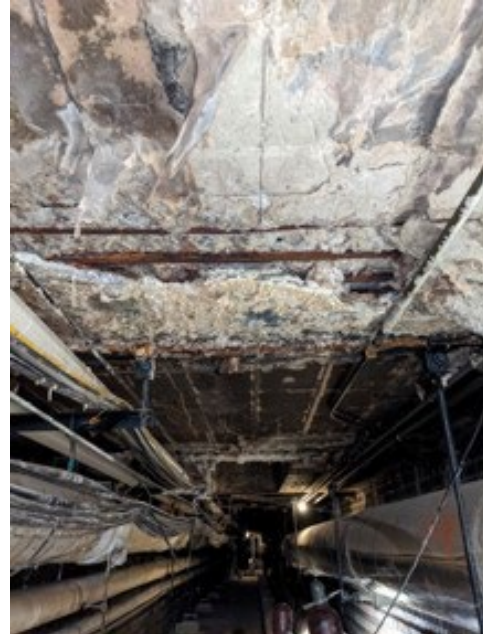
- This project is included in the FY 2023 and FY 2024 Capital Investment Plans.

- **Project Scope**

- This project is the first phase of a multiphase project to address deferred maintenance including structural repairs, removal of asbestos containing material, drainage and water infiltration in the tunnel segments of the midwest campus near Animal Science, Kottman and Woody Hayes.
- This project includes the design portion of the tunnel near McCracken, and segments of Neil Avenue near Thompson Library.
- The project will perform OSEP utility scope within the tunnels needed to preserve campus operations.

- **Approval Requested**

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



- **project team**

University project manager:	Stazzone, AI
AE/design architect:	RMF Engineering
CM at Risk or Design Builder:	TBD

Project Data Sheet for Board of Trustees Approval

Wexner Medical Center Inpatient Hospital

OSU-180391 (REQ ID# WMC240013)

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

- **Approval Requested and Amount**

Professional services	\$1.8M
Construction w/contingency	\$36.5M
Total requested	\$38.3M

- **Project Budget**

Professional services	\$168.8M
Construction w/contingency	\$1,774.2M
Total project budget	\$1,943.0M

- **Project Funding**

University debt, auxiliary funds, fundraising

- **Project Schedule**

BoT professional services approval	02/18
Design	02/18 – 01/22
BoT construction approval	08/20
Construction	09/20 – 10/25
Facility opening	04/26

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY 2018, FY 2020, and FY 2023 Capital Investment Plans.
- \$27M of the proposed increase is included in the FY 2024 Capital Investment Plan. The plan will be amended to include the remaining \$11.3M.

- **Project Scope**

- Requested increase is to complete the design and construction for the full build out of level 5 south combined endoscopy/bronchoscopy suite and level 1 administration and support spaces.
- The overall project will design and construct a new inpatient hospital tower with 820 private room beds and 51 bassinets. The project will include state-of-the-art diagnostic, treatment and inpatient service areas including imaging, operating rooms, critical care and progressive care beds and leading-edge digital technologies to advance patient care and teaching.

- **Approval Requested**

- Approval is requested to increase professional services and construction contracts.
- Approval is requested to amend the FY 2024 Capital Investment Plan.



- **project team**

University project manager:	Fallang, Ragan
AE/design architect:	HDR
CM at Risk or Design Builder:	Walsh-Turner JV

Project Data Sheet for Board of Trustees Approval

WMC Outpatient Care Powell

OSU-220880 (REQ ID# AMB220075)

Project Location: **7171 Sawmill Parkway, Powell

- **Approval Requested and Amount**

Professional services	\$1.0M
Construction w/contingency	\$9.6M
Total requested	\$10.6M

- **Project Budget**

Professional services	\$11.0M
Construction w/contingency	\$172.0M
Total project budget	\$183.0M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	05/22
Design	06/22 – 10/23
BoT approval	11/23
BoT construction approval	02/24
Construction	04/24 – 04/26
Facility opening	08/26

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY 2023 Capital Investment Plan.
- Consistent with the strategic plans of the university and Wexner Medical Center to provide medical services within community-based ambulatory facilities.

- **Project Scope**

- The project will design and build a five-story medical office building and a two-story ambulatory health center which includes imaging, outpatient rehab/PT, endoscopy, and support services.
- This request includes the purchase of long lead items for construction, such as electrical gear, generator, and steel.

- **Approval Requested**

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



- **project team**

University project manager:	Rice, George
AE/design architect:	DLR Group Westlake Reed Leskosky
CM at Risk or Design Builder:	CK

Project Data Sheet for Board of Trustees Approval

Battery Cell Research & Demonstration Center

OSU-230897 (REQ ID# RCH230011)

Project Location: **Site-see project information

- **Approval Requested and Amount**

Construction w/contingency	\$19.7M
<u>Total requested</u>	<u>\$19.7M</u>

- **Project Budget**

Professional services	\$2.3M
Construction w/contingency	\$19.7M
<u>Total project budget</u>	<u>\$22.0M</u>

- **Project Funding**

Partner funds, grant funds

- **Project Schedule**

BoT professional services approval	08/23
Design	10/23 – 04/24
BoT construction approval	11/23
Construction	04/24 – 03/25
Facility opening	04/25

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY 2024 Capital Investment Plan. The plan will be amended to reflect the updated budget of \$22M.
- The project scope is consistent with the vision of Kinnear Road as a materials, manufacturing and mobility corridor.

- **Project Scope**

- The project will renovate 25,560 square feet of warehouse space at the 1305 Kinnear Road facility into a dedicated battery cell research, production, and support space for the Institute for Materials Research.
- The lab will accelerate the domestic development of battery cell materials and manufacturing technologies while providing an experiential learning setting for advanced battery technology workforce development.
- The project will also create a hub for academic and industry connections across chemical and physical sciences, engineering, business, and policy.

- **Approval Requested**

- Approval is requested to enter into construction contracts.
- Approval is requested to amend the FY 2024 Capital Investment Plan.



- **project team**

University project manager:	Flaherty, Brendan
AE/design architect:	Wellogy
CM at Risk or Design Builder:	TBD

Project Data Sheet for Board of Trustees Approval

East - Fire Suppression

OSU-220196 (REQ ID# EAS220007)

Project Location: East Hospital - Main (398)

- **Approval Requested and Amount**

Construction w/contingency	\$5.4M
<u>Total requested</u>	<u>\$5.4M</u>

- **Project Budget**

Professional services	\$0.8M
Construction w/contingency	\$5.4M
<u>Total project budget</u>	<u>\$6.2M</u>

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	05/22
Design	06/22 – 05/24
BoT construction approval	11/23
Construction	06/24 – 01/28
Facility opening	02/28

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**
 - This project is included in the FY 2024 Capital Investment Plan.

- **Project Scope**
 - This phased project will extend the fire suppression system to non-sprinklered areas of Ohio State East Hospital to meet the required 2028 code changes.

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



- **project team**

University project manager:	Thomas, Mandy
AE/design architect:	Karpinski
CM at Risk or Design Builder:	TBD

APPROVAL FOR DISPOSITION OF REAL PROPERTY

7706 OLENTANGY RIVER ROAD,
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to sell real property located at 7706 Olentangy River Road, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 0.74 acres of improved real property located at 7706 Olentangy River Road, Columbus, Ohio, identified as Franklin County parcel number 610-233931; and

WHEREAS the property no longer aligns with the Wexner Medical Center's ambulatory care strategy; and

WHEREAS the Wexner Medical Center plans to use the sale proceeds for future strategic initiatives:

NOW THEREFORE

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

**APPROVAL FOR DISPOSITION OF REAL PROPERTY
7706 OLENTANGY RIVER ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University's Wexner Medical Center (WMC) seeks to sell the Sullivan Center at 7706 Olentangy River Road, Columbus (Worthington). The improved real property of +/-0.74 acres located at 7706 Olentangy River Road, Franklin County, Columbus, Ohio. This property no longer meets the needs of the WMC's ambulatory care strategy, and therefore is deemed excess or surplus property.

Location and Description

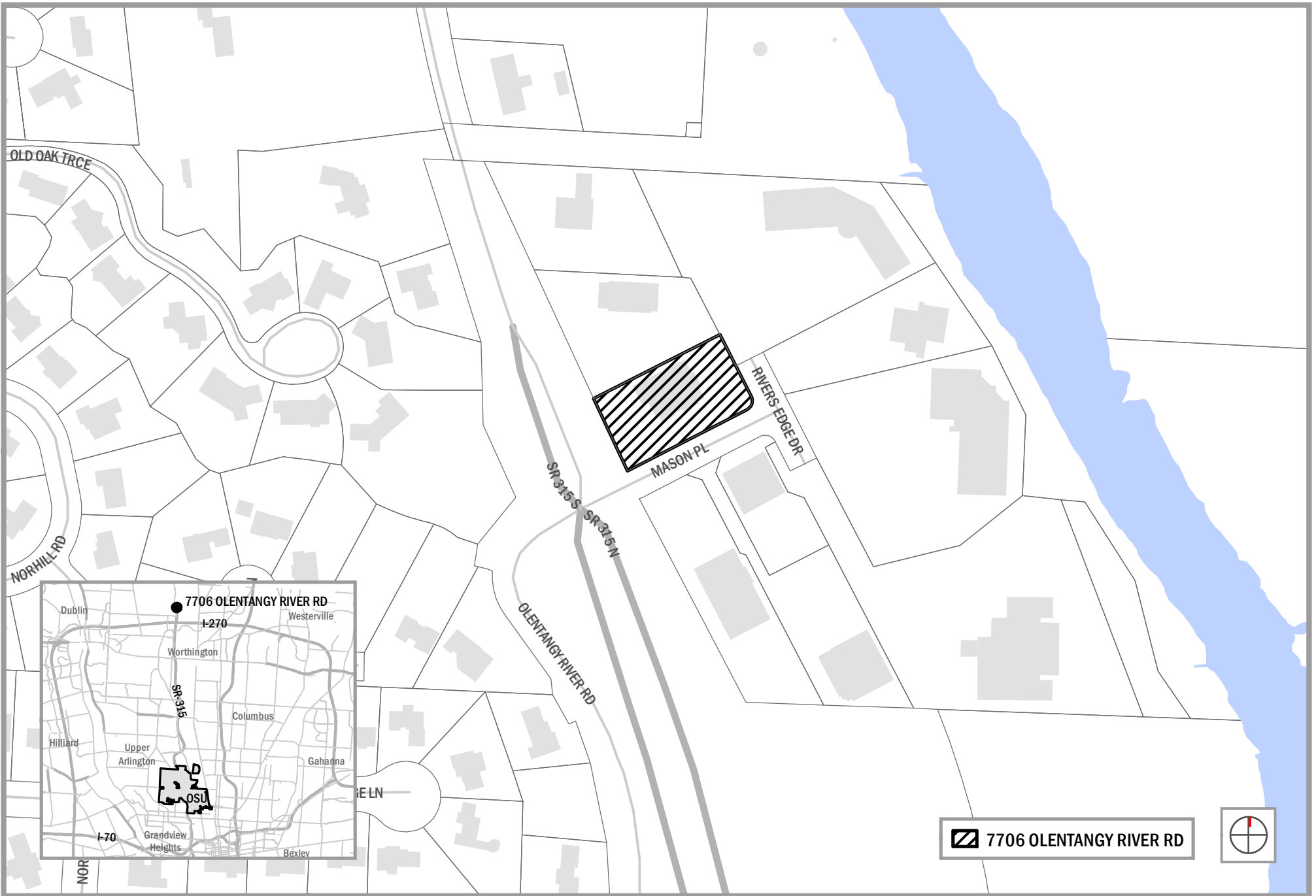
The subject property is located at 7706 Olentangy River Road, Columbus, Ohio 43235 and listed as Franklin County parcel number 610-233931. The site is improved with a single-story medical office building consisting of 4,756± square feet constructed in 1996 and renovated in 2003. The building includes numerous clinical exam rooms and an ambulatory surgery suite. The site is zoned CPD (Commercial Planned Development). Given the 1996 construction date, the building is in need of updates specifically the surgical suite.

Property History

The property is titled to State of Ohio. Disposition will require approval of the State Controlling Board.

Disposition of Property

Planning, Architecture and Real Estate (PARE), together with WMC recommends that the +/- 0.74 acres of improved real property be sold under terms and conditions that are deemed to be in the best interest of the university. The disposition price will be subject to standard adjustments for closing costs. The disposition of sale proceeds will be to WMC to support other strategic initiatives.



**SALE OF 0.74 ACRES OF REAL PROPERTY
 7706 OLENTANGY RIVER ROAD
 PARCEL 610-233931
 COLUMBUS, FRANKLIN COUNTY, OHIO 43235**

APPROVAL FOR ACQUISITION OF REAL PROPERTY

3+/- ACRES AT 1795 OIL CITY ROAD,
WOOSTER TOWNSHIP, WAYNE COUNTY, WOOSTER, OHIO

Synopsis: Authorization to purchase real property located at 1795 Oil City Road, Wooster Township, Wayne County, Wooster, Ohio, is proposed.

WHEREAS The Ohio State University seeks to purchase approximately 3 acres of improved real property located at 1795 Oil City Road near Wooster, Ohio, identified as Wayne County parcel number 56-02341.000 and which is adjacent to the Wooster Campus; and

WHEREAS the university has been leasing the site for use as a farm machinery service, repair, and maintenance facility, for storage of agricultural seed and fertilizer, and as a home base for field operation staff; and

WHEREAS the College of Food, Agricultural and Environmental Sciences had identified this site as needed for long term strategic purposes and the landlord is willing to sell the property:

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 terms and conditions deemed to be in the best interest of the university and at a sale price at or below the appraised value.

**APPROVAL FOR PURCHASE OF REAL PROPERTY
1795 OIL CITY ROAD, WAYNE COUNTY, WOOSTER, OHIO
BOARD BACKGROUND**

Background

The College of Food, Agricultural, and Environmental Sciences (CFAES) has been leasing the property located at 1795 Oil City Road, Wooster, Ohio since the 1980s. The property was originally used for the ATI Construction Management Teaching Lab. Today, the property is used by CFAES Agricultural and Field Operations staff for farm machinery service, repair, and maintenance, for storage of agricultural seed and fertilizer, and as a home base for the operations employees. Acquisition of this property was part of the 2021 CFAES Master Plan which included recommendations for strategic divestment and investment to align land/facilities with current and future needs. The Board of Trustees has previously approved the divestments that were part of the 2021 CFAES Master plan.

Locations and Description

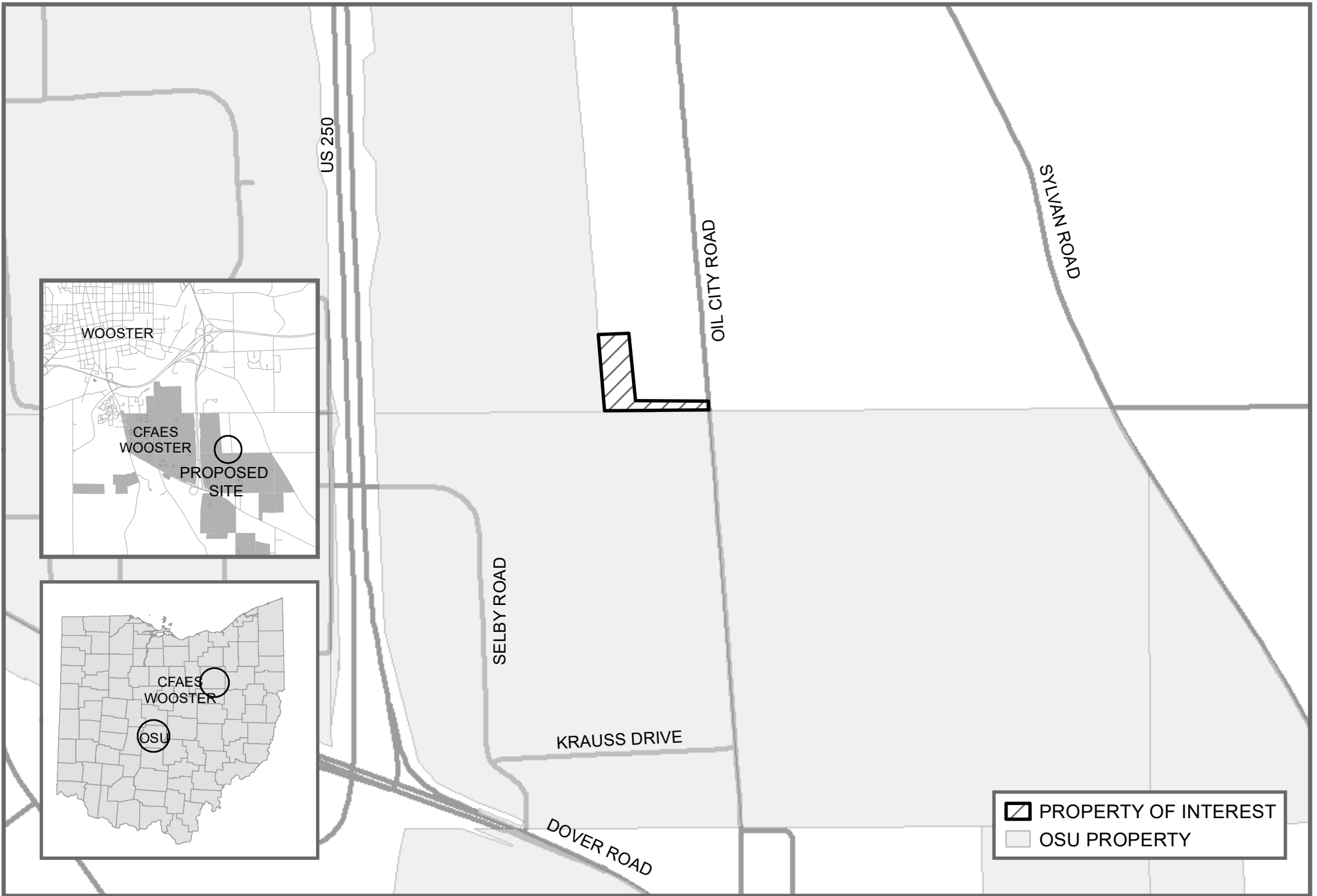
The subject property consists of 3.114 acres at 1795 Oil City Road, Wooster Township, Wayne County, Wooster, Ohio and is contiguous with the CFAES Wooster Campus (bordered by OSU property on two sides). The Wayne County parcel identification is 56-02341.000. The property is fenced and gated which provides a secure location for equipment and commodities. The property includes three post-frame buildings, which total approximately 8,788 square feet. Two buildings are improved with plumbing, electric, and HVAC. The property is within a “back of house” corridor including Feed Mill, Poultry Research Facility, compost pad, and other related facilities that serve Agricultural and Field Operations for the CFAES Wooster Campus. Acquisition of the site will cost substantially less than recreating similar structures on the current CFAES campus.

Property History

CFAES has been leasing this property since the 1980s. After the 2010 tornado that affected the Wooster campus, the strategic importance of the site increased as it served to replace space on the Wooster campus lost during the tornado. It is presently being used for farm machinery service, repair, and maintenance, for storage of agricultural seed and fertilizer, and as a home base for the Agricultural and Field Operations employees.

Purchase of Property

Planning, Architecture and Real Estate, together with CFAES, recommends that the university proceed with the acquisition of land with improvements upon terms and conditions deemed to be in the best interest of the university. CFAES will provide the acquisition funds.



PARCEL ID 56-02341.000 - 3.114 ACRES
 1795 OIL CITY ROAD
 WOOSTER, OHIO

Prepared By: The Ohio State University
 Office of Planning, Architecture, and Real Estate
 Issue Date: September 12, 2023
 The Ohio State University Board of Trustees

APPROVAL FOR GROUND LEASE OF REAL PROPERTY

10 ACRES, 3025 WEST DUBLIN GRANVILLE ROAD
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to ground lease real property located along West Dublin Granville Road, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The State of Ohio and The Ohio State University were selected through a competitive process as the preferred site for the Voyager Space, Starlab, ground-based Terrestrial Analog Facility; and

WHEREAS In furtherance of the project, and in accordance with the selection process, The Ohio State University seeks to ground lease approximately 10 acres of unimproved real property located along West Dublin Granville Road, Columbus, Ohio, identified as a portion of Franklin County, parcel number 610-159038 as further identified on the attached map and titled to The Board of Trustees of The Ohio State University; and

WHEREAS the university has determined the location to be suitable for development of commercial research facilities; and

WHEREAS the ground lessee will develop and construct a commercial research facility and may develop related facilities on the premises.

NOW THEREFORE

BE IT RESOLVED, That the President and/or Senior Vice Presidents for Business and Finance and Administration and Planning be authorized to take any action required to effect the leasing of approximately 10 acres of unimproved real property to Voyager Space Science Park, LLC for development of an aerospace research facility and related facilities, for a term of 40 years with two, ten-year renewals, an abatement of rent for 25 years, and a five-year right of first refusal to lease up to 70 acres of adjacent land, along with such additional terms and conditions that are deemed to be in the best interest of the university.

**APPROVAL FOR GROUND LEASE OF REAL PROPERTY
3025 WEST DUBLIN GRANVILLE RD, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

OSU on behalf of its Enterprise for Research Innovation and Knowledge (ERIK) requests to ground lease approximately 10 acres of unimproved real property to Voyager Space Science Park, LLC (Voyager) on Board of Trustees property north of The Ohio State University Airport. Voyager will construct a terrestrial analog facility, Starlab Ground Location-US (SGL-US) and other facilities, which will support ground-based research and development for the Starlab space station. The initial 10-acre development is intended to preface future development of aerospace related research facilities. For a limited time, Voyager will have a right of first refusal on adjacent land for future development.

Location and Description

The proposed site is located north of the Ohio State University Airport, outside the FAA boundary and will be accessed via State Route 161/West Dublin Granville Road, Columbus, Franklin County, Ohio. The property is titled to The Board of Trustees of The Ohio State University. The site is currently in agricultural use by the College of Food Agricultural and Environmental Sciences (CFAES).

Property History

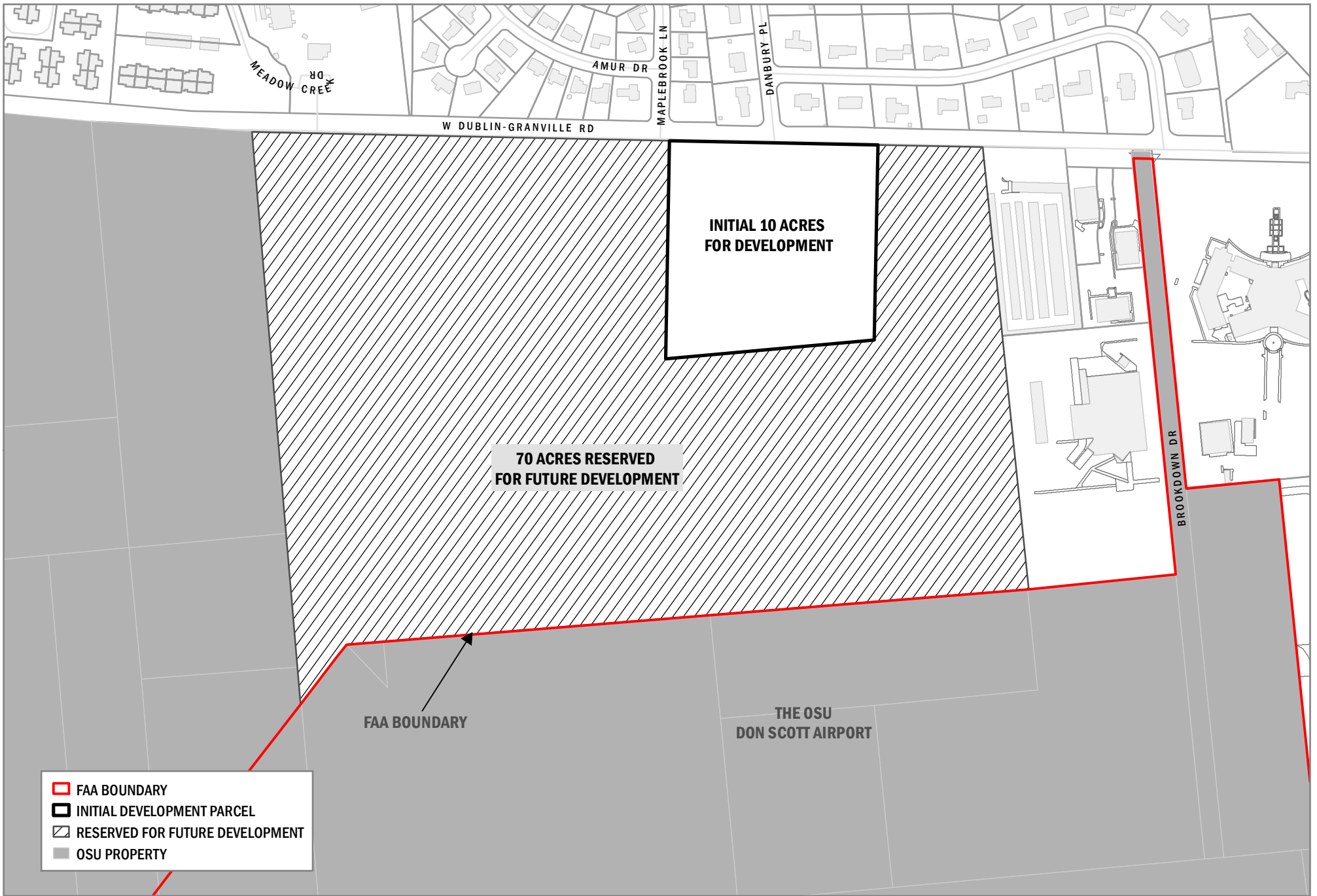
In September 1972, the Board of Trustees purchased a 56-acre property along West Dublin Granville Road. The initial 10-acre ground lease is within this tract. An additional 70 acres of Board owned property is being reserved for future aerospace research development. For a limited five-year period, Voyager will have a right of first refusal to lease these additional acres from OSU.

Project History

In 2022 Voyager Space published an RFP seeking a land-based home for its Starlab space station operations. OSU was selected through a competitive process. The Ohio team included OSU leadership, the State of Ohio, Jobs Ohio and One Columbus. Voyager is currently occupying space in the Agricultural Engineering Building on campus and will move operations into the SGL-US when complete. OSU will be negotiating additional research agreements with Voyager and its partners. The lease term will be for 40 years with two, 10-year renewal options. As part of the overall incentive structure, base rent for the first 25 years will be abated. Voyager will be responsible for development costs of the facility and its infrastructure.

Recommendation

Planning, Architecture and Real Estate, together with ERIK, recommends that the Board of Trustees authorize the leasing of approximately 10 acres of unimproved real property to Voyager Space Science Park, LLC for development of an aerospace research facility and related facilities, for a term of 40 years with two, ten-year renewals, an abatement of rent for 25 years, and a five-year right of first refusal to lease up to 70 acres of adjacent land, along with such additional terms and conditions that are in the best interest of the university.



**PROPOSED VOYAGER SPACE DEVELOPMENT PARCEL
 THE OHIO STATE UNIVERSITY AIRPORT
 W. DUBLIN GRANVILLE ROAD
 COLUMBUS, FRANKLIN COUNTY, OHIO 43235**

Prepared By: The Ohio State University
 Facilities Information and Technology Services (FITS)
 Issue Date: October 17, 2023
 The Ohio State University Board of Trustees

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND HIGHLAND YOUTH GARDEN**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Highland Youth Garden (HYG), 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.

WHEREAS The Ohio State University was allocated \$50,000 in the 2023-2024 State Capital Bill that was specifically designated for use by HYG; and

WHEREAS the HYG will utilize the funds to partially fund design and construction of capital improvements to the Highland Youth Garden to expand their facility; and

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


WHEREAS the university's use of HYG space will promote the university's mission to be a leader in innovative agriculture, food security, youth development; and

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

NOW THEREFORE

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



 **HIGHLAND YOUTH GARDEN**

**JOINT USE AGREEMENT BETWEEN
 THE OHIO STATE UNIVERSITY AND HIGHLAND YOUTH GARDEN
 67 S HIGHLAND AVENUE
 COLUMBUS, OHIO 43223**

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND KITCHEN OF LIFE**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Kitchen of Life (KOL) an Ohio non-profit organization, to document the value and permit the release of funds appropriated in the State Capital Bill to expand the existing facility.

WHEREAS The Ohio State University was allocated \$450,000 in the 2023-2024 State Capital Bill that was specifically designated for use by KOL; and

WHEREAS the Kitchen of Life will utilize the funds to fund capital improvements to their existing facility located in Bexley, Ohio; and

WHEREAS KOL 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 KOL facilities for the term of the agreement; and

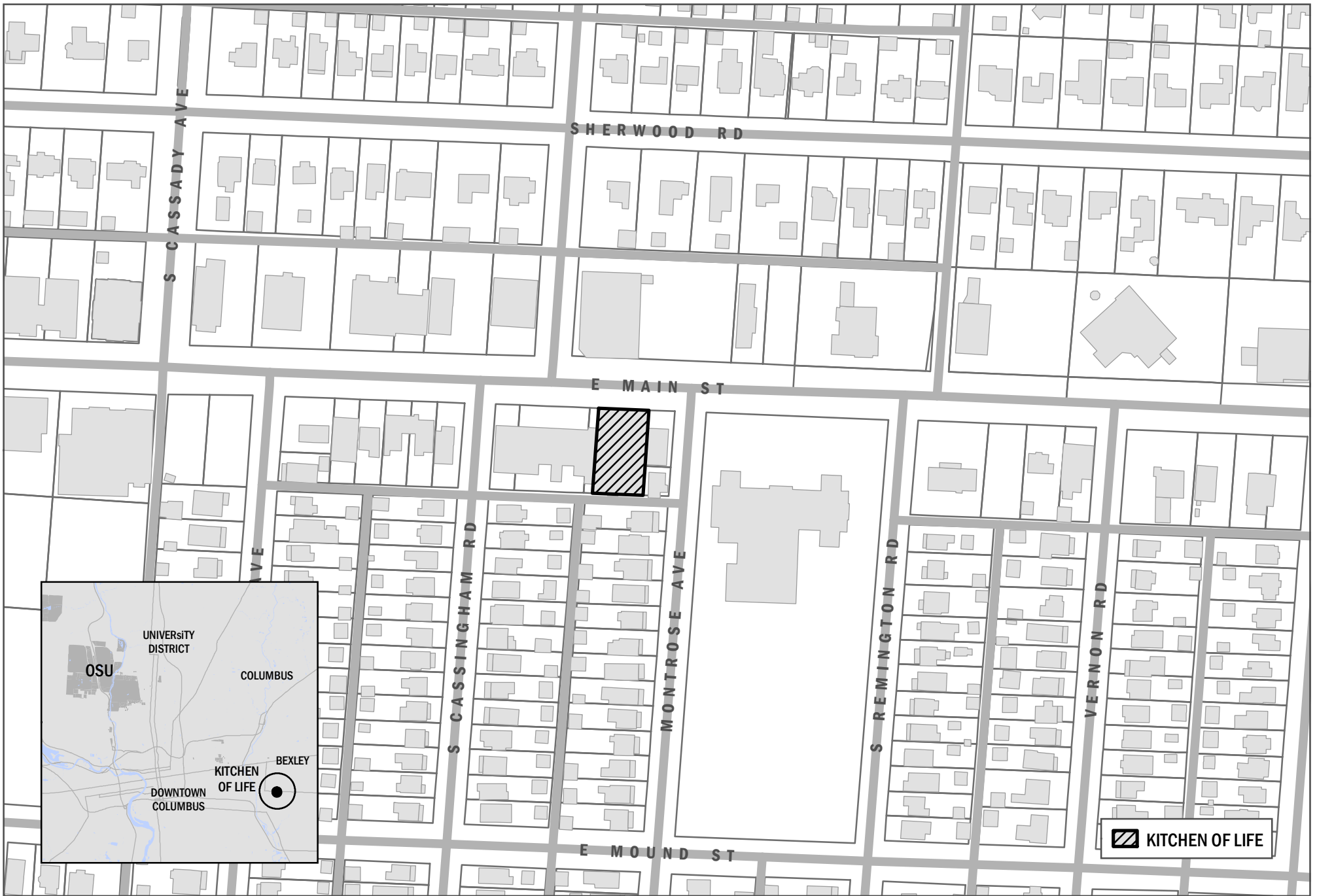
WHEREAS except for the funds used to cover the university's reasonable administrative costs related to the project, the funds provided under this JUA shall be used by KOL only for capital improvements or purchases and shall not be used for operating expenses; and

WHEREAS the university's use of KOL space will promote the university's mission to transform the health of our communities through inclusive and innovative education; and

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

NOW THEREFORE

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



APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND PICKAWAY COUNTY COMMUNITY FOUNDATION**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with the Pickaway County Community Foundation (PCCF), 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.

WHEREAS The Ohio State University was allocated \$200,000 in the 2023-2024 State Capital Bill that was specifically designated for use by PCCF; and

WHEREAS the PCCF will utilize the funds to partially fund design and construction of capital improvements to build the Pickaway County Community Foundation's Childrens Museum known as the Inspiration Station; and

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

WHEREAS the university's use of PCCF 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 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.



**JOINT USE AGREEMENT BETWEEN
 THE OHIO STATE UNIVERSITY AND
 PICKAWAY COUNTY COMMUNITY FOUNDATION'S IMAGINATION STATION
 1170 N COURT STREET
 CIRCLEVILLE, OH, 43113**

Prepared By: The Ohio State University
 Facilities Information and Technology Services (FITS)
 Issue Date: October 10, 2023
 The Ohio State University Board of Trustees

APPROVAL TO ENTER INTO A JOINT USE AGREEMENT

**BETWEEN THE OHIO STATE UNIVERSITY
AND ZORA'S HOUSE**

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with Zora's House, 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.

WHEREAS The Ohio State University was allocated \$600,000 in the 2023-2024 State Capital Bill that was specifically designated for use by Zora's House; and

WHEREAS Zora's House will utilize the funds for design and construction of a new, 10,000 square foot community hub for programs, events, and co-working in Columbus, Ohio.

WHEREAS Zora's House 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 facility for the term of the agreement; and

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

WHEREAS the university's use of Zora's House space will promote the university's mission to be actively engaged in our communities, to mentor and develop the next generation of students, and to promote wellness and belonging within our faculty, staff, and student populations; and

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

NOW THEREFORE

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

