

WEDNESDAY, FEBRUARY 24, 2021
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

Alexander R. Fischer
James D. Klingbeil
Brent R. Porteus
Alan A. Stockmeister
Elizabeth A. Harsh
Reginald A. Wilkinson
Carly G. Sobol
Robert H. Schottenstein
Gary R. Heminger (*ex officio*)

Location: Zoom Meeting

Time: 4:00-5:30pm

Public Session

ITEMS FOR DISCUSSION

- | | |
|--|-------------|
| 1. <i>Physical Environment Scorecard – Mr. Jay Kasey</i> | 4:00-4:05pm |
| 2. <i>Major Project Updates – Mr. Mark Conselyea</i> | 4:05-4:15pm |

ITEMS FOR ACTION

- | | |
|--|-------------|
| 3. Approval of November 2020 Committee Meeting Minutes – Mr. Alex Fischer | 4:15-4:20pm |
| 4. Approval to Amend the FY2021 Capital Investment Plan – Mr. Jay Kasey | 4:20-4:25pm |
| 5. Approval of Amended Ohio State Energy Partners Utility System Capital Improvement Projects for Fiscal Year 2021 – Mr. Jay Kasey | 4:25-4:30pm |
| 6. Authorization to Enter Into/Increase Professional Services and Construction Contracts – Mr. Mark Conselyea | 4:30-4:40pm |
| 7. Approval for Sale of Real Property in Wayne County – Mr. Keith Myers | 4:40-4:45pm |
| 8. Approval for a Perpetual Easement Amendment – Mr. Keith Myers | 4:45-4:50pm |

Executive Session

4:50-5:30pm

PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY20 YTD)	FY21 Year-To-Date				FY21 Annual Target (Budget)	Comments
		Actual	Target (Budget)	Target %Var	Actual vs Target		
A. FINANCIAL							
1. A&P Tot. Operating Expenses (General & Earnings Funds)	\$78,337,322	\$69,969,809	\$74,469,005	-6.0%	—	\$144,321,017	This metric includes WOSU
B. OPERATIONAL							
1. %Total Projects Completed on Time	79.2%	74.0%	90.0%	-17.8%	▼	90.0%	
2. %Total Projects Completed on Budget	99.5%	97.0%	90.0%	7.8%	—	90.0%	
3. Capital Investment Program Spend *	\$119.9	\$185.1	\$195.5	-5.3%	▲	\$808.1	Metric is measured Quarterly, showing 1st Quarter FY21 Values; in Millions
4. Facility Condition Index % - Conditioned Academic/Research Bldgs	74.4%	74.9%	80.0%	-6.4%	▬	80.0%	Avg. composite FCI to-date
5. CABS Riders	2,458,467	628,205	270,469	132.3%	▲	560,469	Ridership numbers are lower than prior year due to COVID-19 restrictions
6. All Parking Garage Peak Time Occupancy % **	76.2%	39.3%	80.0%	-50.8%	▼	80.0%	YTD (Jul - Dec) Occup%: Transient= 32.5%, Permit= 45.8%, Mixed= 36.8%
7. WMC Parking Garage Peak Time Occupancy % **	90.8%	62.8%	80.0%	-21.5%	▬	80.0%	YTD (Jul - Dec) Occup%: Transient= 48.7%, Permit= 80.7%, Mixed= 63.7%
8. Sum of Daily Temporary Parking Space Closures	7,005	22,793	10,000	127.9%	▼	20,000	Drivers for closures are MM Visitor Parking Project South Lot, Bio-Sci Greenhouse Drainage Investig., Histology @ Ackerman East lot, Bldg Exterior & Wndw Replacements@ Campbell Hall, among others.
9. WOSU Broadcast Audience (Viewers, Listeners)	620,717	639,650	620,717	3.1%	—	640,358	Increase in listeners/viewers from same period prior FY (89.7 NPR up 6.3%, Classical 101 up 6.6%, and TV up 1.6%)
10. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	5,484,214	6,299,183	5,484,214	14.9%	▼	12,957,934	Increase in digital audience from same period prior FY (Unique visitors up 5.5%, Video views up 34.1%, and Streaming up 7.9%)
C. SAFETY							
1. EHS Recordable Accident Rate (CYTD):	1.40	0.91	2.00	-54.5%	▲	2.00	2020 Calendar YTD
2. Major On-Campus Crimes	44	44	57	-22.8%	▲	120	Record Mgmt Sys. Data unaudited at time of retrieval
3. Avg Response time to In-Progress Calls for Svc	4:10	4:08	5:00	-17.2%	▲	5:00	Record Mgmt Sys. Data unaudited at time of retrieval
4. Traffic Accidents Injury	14	9	16	-43.8%	▲	31	Record Mgmt Sys. Data unaudited at time of retrieval
5. Traffic Accidents Non-Injury	86	28	144	-80.6%	▬	215	Record Mgmt Sys. Data unaudited at time of retrieval
6. Off-Campus Crime Statistics	841	548	1,147	-52.2%	▼	2,037	Record Mgmt Sys. Data unaudited at time of retrieval

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

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



THE OHIO STATE UNIVERSITY

MAJOR PROJECT UPDATES

Projects Over \$20M

February 2021



PROJECT NAME	CONS COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Wooster - New Lab Building	COMPLETE	COMPLETE		\$33.5 M		
WMC Inpatient Hospital - Central Sterile Supply	COMPLETE	COMPLETE		\$45.3 M		
Postle Partial Replacement	COMPLETE	COMPLETE		\$95.0 M		
Newark - John & Mary Alford Ctr for Sci and Technology	3/21	✓	✓	\$32.0 M		
WMC Inpatient Hosp Garage, Infr & Roadwork	3/21	✓	✓	\$101.0 M		
WMC Outpatient Care New Albany	6/21	✓	✓	\$137.9 M		
Dodd - Parking Garage	5/22	✓	✓	\$33.3 M		
Newton - Renovation and Addition	5/22	✓	✓	\$25.3 M		
WMC Outpatient Care Dublin	7/22	✓	✓	\$161.2 M		
Celeste Lab Renovation	8/22	✓	✓	\$31.5 M		
Controlled Environment Food Prod Research Complex	8/22	✓	✓	\$35.8 M		
Arts District	2/23	✓	✓	\$161.6 M		
WMC Outpatient Care West Campus	2/23	✓	✓	\$348.5 M		
Energy Advancement and Innovation Center	3/23	✓	✓	\$36.7 M		
Interdisciplinary Research Facility	5/23	✓	✓	\$237.5 M		
Interdisciplinary Health Sciences Center	11/23	✓	✓	\$155.9 M		
Cannon Drive Rehabilitation - Phase 2	12/24	✓	✓	\$56.9 M		
Wexner Medical Center Inpatient Hospital	6/25	✓	✓	\$1797.1 M		
TOTAL - 18 PROJECTS				\$3,526.0 M		

On Track
 Watching Closely
 Not on Track



WOOSTER – NEW LABORATORY BUILDING

Construct a new facility for Entomology research that will include teaching labs, research space, classrooms, and a small café. The new building will connect to a central chilled water plant.

PROJECT FUNDING: University funds; state appropriations

PROJECT UPDATE: The building is complete and occupied.

CURRENT BUDGET	
Construction w/ Cont	\$30.0 M
Total Project	\$33.5 M

CONSULTANTS	
Architect of Record	Hasenstab
CM at Risk	Elford

PROJECT SCHEDULE	
BoT Approval	1/17
Construction	10/18-11/20
Facility Opening	12/20

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



WEXNER MEDICAL CENTER INPATIENT HOSPITAL CENTRAL STERILE SUPPLY

The project will construct a central sterile supply building to serve the hospital and ambulatory locations.

PROJECT FUNDING: Auxiliary funds

PROJECT UPDATE: Facility is complete with final punch items being addressed.

CURRENT BUDGET	
Construction w/ Cont	\$35.4 M
Total Project	\$45.3 M

CONSULTANTS	
Architect of Record	HDR
CM at Risk	Walsh-Turner

PROJECT SCHEDULE	
BoT Approval	2/18
Construction	7/19-12/20
Facility Opening	2/21

- On Budget
- On Time



POSTLE PARTIAL REPLACEMENT

Replace the southern portion of the east wing and renovate / upgrade portions of the west wing.

PROJECT FUNDING: Fundraising; state appropriations; university funds; university debt

PROJECT UPDATE: Construction has completed, and portions of the facility are open, including central sterilization. The dental faculty practice will open in March. The student operatory clinics will be ready for occupancy after COVID-19 barriers are completed this summer.

CURRENT BUDGET	
Construction w/ Cont	\$85.4 M
Total Project	\$95.0 M

CONSULTANTS	
Architect of Record	Design Group
Des Architect	Robert AM Stern Arch
CM at Risk	Gilbane

PROJECT SCHEDULE	
BoT Approval	9/16
Construction	6/18-1/21
Facility Opening	1/21

- On Budget
- On Time



NEWARK – JOHN & MARY ALFORD CENTER FOR SCIENCE AND TECHNOLOGY

Construct a 60,000 GSF facility containing biological and physical sciences research and teaching labs, classrooms, collaborative learning and academic support spaces. Spaces will serve both the Newark campus and Central Ohio Technical College.

PROJECT FUNDING: University funds; university debt; fundraising

PROJECT UPDATE: Exterior masonry and interior MEP rough-in are ongoing. The project is currently tracking under budget.

CURRENT BUDGET	
Construction w/ Cont	\$29.7 M
Total Project	\$32.0 M

CONSULTANTS	
Architect of Record	Design Group
CM at Risk	Smoot

PROJECT SCHEDULE	
BoT Approval	8/18
Construction	7/19-3/21
Facility Opening	5/21

- On Budget
- On Time



WEXNER MEDICAL CENTER INPATIENT HOSPITAL GARAGE, INFRASTRUCTURE AND ROAD WORK

The project will construct an 1,887-space parking garage west of McCampbell Hall. Infrastructure work includes water line connections, sewer lines and communications lines; road work includes street, curb and sidewalks on both sides of street A, including direct sidewalk connection to ingress and egress points of the garage, and street lighting on the west side.

PROJECT FUNDING: Auxiliary funds

PROJECT UPDATE: Concrete deck pours are complete. Precast installation is ongoing. The first phase of the garage, approximately 1,800 spaces, opened in December 2020. The remainder will open by 3/2021.

CURRENT BUDGET	
Construction w/ Cont	\$76.3 M
Total Project	\$101.0 M

CONSULTANTS	
Architect of Record	HDR
CM at Risk	Walsh-Turner

PROJECT SCHEDULE	
BoT Approval	2/18
Construction	5/19-3/21
Facility Opening	3/21

 On Budget
 On Time



WEXNER MEDICAL CENTER OUTPATIENT CARE NEW ALBANY

Construct an approximately 251,000 square foot medical office building and ambulatory surgery center on North Hamilton Road.

PROJECT FUNDING: Auxiliary funds

PROJECT UPDATE: Major sitework has progressed with asphalt, fall plantings, topsoil and some light poles. The building envelope is nearly complete. Interior finishes are progressing on the medical office building; drywall and systems are being completed in the ambulatory center.

CURRENT BUDGET	
Construction w/ Cont	\$89.2 M
Total Project	\$137.9 M

CONSULTANTS	
Architect of Record	DLR Group
CM at Risk	Daimler Group

PROJECT SCHEDULE	
BoT Approval	4/18
Construction	7/19-6/21
Facility Opening	8/21

- On Budget
- On Time



DODD – PARKING GARAGE

Construct a six-level parking facility for approximately 1,100 cars on the former Dodd Hall surface lot.

PROJECT FUNDING: University funds; partner funds

PROJECT UPDATE: Criteria design is underway; design builder has been selected and the contract is in process.

CURRENT BUDGET	
Construction w/ Cont	\$30.7 M
Total Project	\$33.3 M

CONSULTANTS	
Architect of Record	Schooley/Caldwell
CM at Risk	Dugan & Meyer

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	1/21-5/22
Facility Opening	5/22

- On Budget
- On Time



NEWTON – RENOVATION AND ADDITION

Construct an approximately 35,000 sf addition to the south that will include flexible classrooms, informal learning spaces and offices.

PROJECT FUNDING: Department funds; fundraising; university debt; state funds

PROJECT UPDATE: Construction started in December. Underground utility relocations are underway.

CURRENT BUDGET	
Construction w/ Cont	\$22.9 M
Total Project	\$25.6 M

CONSULTANTS	
Architect of Record	Meacham & Apel
CM at Risk	Ruscilli

PROJECT SCHEDULE	
BoT Approval	2/18
Construction	12/20-5/22
Facility Opening	8/22

- On Budget
- On Time



WEXNER MEDICAL CENTER OUTPATIENT CARE DUBLIN

Construct an approximately 272,000-square foot ambulatory building that will include ambulatory surgery, endoscopy, primary care, specialty medical and surgical skills, and related support

PROJECT FUNDING: Auxiliary funds

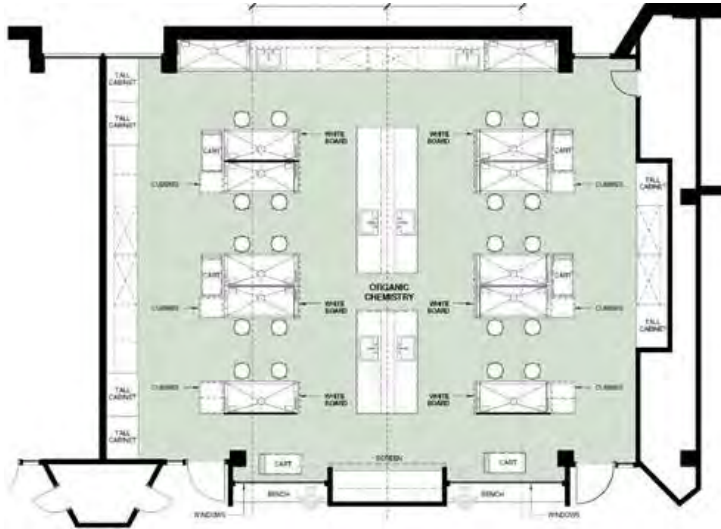
PROJECT UPDATE: Structural steel on the medical office building is complete and steel for the ambulatory facility has begun. Underground storm piping on the medical office building continues.

CURRENT BUDGET	
Construction w/ Cont	\$105.0 M
Total Project	\$161.2 M

CONSULTANTS	
Architect of Record	DLR/WRL
CM at Risk	Corna/Kokosing

PROJECT SCHEDULE	
BoT Approval	5/19
Construction	7/20-7/22
Facility Opening	9/22

- On Budget
- On Time



CELESTE LAB RENOVATION

Upgrade the building mechanical, electrical and plumbing systems; renovate chemistry labs and support spaces; improve the exterior envelope.

PROJECT FUNDING: University funds; state funds; fundraising

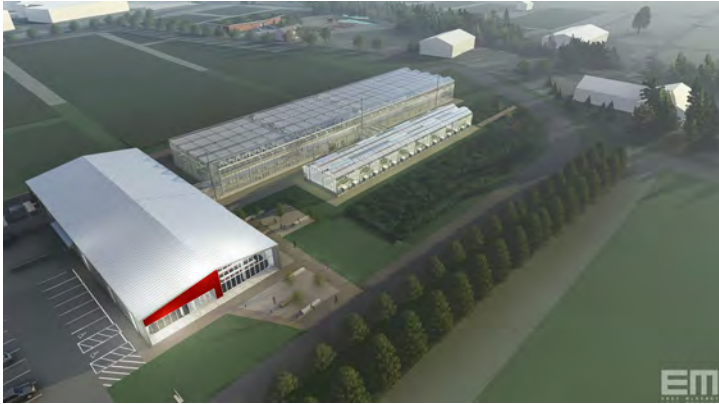
PROJECT UPDATE: Renovation on the northwest 4th floor laboratories continues along with penthouse mechanical work. Window replacement has begun.

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

CONSULTANTS	
Architect of Record	BHDP
CM at Risk	Elford

PROJECT SCHEDULE	
BoT Approval	8/18
Construction	7/20-8/22
Facility Opening	8/22

- On Budget
- On Time



CONTROLLED ENVIRONMENT FOOD PRODUCTION RESEARCH COMPLEX

Construct a new facility to house research and support learning in several approaches to food (plant) production; research on greenhouse engineering, pest and pathogen management, and plant breeding.

PROJECT FUNDING: University funds; ; university debt; fundraising

PROJECT UPDATE: Project construction has begun with underground temporary electric and staging work.

CURRENT BUDGET	
Construction w/ Cont	\$31.8 M
Total Project	\$35.8 M

CONSULTANTS	
Architect of Record	Erdy McHenry
CM at Risk	Corna/Kokosing

PROJECT SCHEDULE	
BoT Approval	6/17
Construction	9/20-8/22
Facility Opening	9/22

- On Budget
- On Time



WEXNER MEDICAL CENTER OUTPATIENT CARE WEST CAMPUS

Construct an approximately 385,000-square foot ambulatory facility including a surgical center, proton therapy, and medical office space. The proton therapy facility will focus on leading-edge cancer treatments and research. The facility will also include a 640-space parking garage.

PROJECT FUNDING: Auxiliary funds; fundraising; partner funds

PROJECT UPDATE: Garage 2nd floor deck is completed, 3rd floor deck framing has begun. First floor proton vault walls have been poured and shear wall towers are continuing upward. Site utilities are ongoing. Design Documents are complete and the final GMP is being negotiated.

CURRENT BUDGET	
Construction w/ Cont	\$229.0 M
Total Project	\$348.5 M

CONSULTANTS	
Architect of Record	Perkins & Will
CM at Risk	BoldtLinbeck

PROJECT SCHEDULE	
BoT Approval	11/18
Construction	7/20-2/23
Facility Opening – Ambulatory	5/23
Facility Opening – Proton	10/23

 On Budget
 On Time



ARTS DISTRICT

Renovate and expand the School of Music building (Timashev Family Music Building) and construct a new Department of Theatre, Film, and Media Arts building. The project will also extend Annie and John Glenn Avenue from College Road to High Street and make modifications to College Road and adjacent pedestrian spaces.

PROJECT FUNDING: university funds; university debt; fundraising; partner funds

PROJECT UPDATE: Mechanical, electrical and plumbing rough-in, roofing, framing, exterior windows and exterior elevation masonry are ongoing for SoM. Site work excavation, building footings and shoring/caissons work is underway for the DoT building.

CURRENT BUDGET	
Construction w/ Cont	\$144.0 M
Total Project	\$161.6 M

CONSULTANTS	
Architect of Record	DLR Group
CM at Risk	Holder Construction

PROJECT SCHEDULE	
BoT Approval	8/15
Construction	6/19-12/22
Facility Opening – Music	3/22
Facility Opening – Theater	2/23

- On Budget - SOM
- On Time - SOM
- On Budget - DOT
- On Time - DOT



ENERGY ADVANCEMENT AND INNOVATION CENTER

Construct an approximately 53,000-sf facility centered around finding innovative solutions for energy reduction. The facility will foster research and innovation collaborations to create and launch new solutions that accelerate a global energy transition to a zero-carbon economy and that improve the well-being of our communities.

PROJECT FUNDING: Partner funds

PROJECT UPDATE: Project is currently in design development

CURRENT BUDGET	
Construction w/ Cont	\$31.5 M
Total Project	\$36.7 M

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

PROJECT SCHEDULE	
BoT Approval	2/19
Construction	6/21-3/23
Facility Opening	5/23

- On Budget
- On Time



INTERDISCIPLINARY RESEARCH FACILITY

Construct a five-story laboratory building in the West Campus Innovation district to serve multiple research disciplines, including biomedical, life sciences, engineering, and environmental sciences. The facility will also include a 55,000-square foot exterior plaza to provide collaborative space for the district.

PROJECT FUNDING: Auxiliary funds; university funds; university debt; fundraising
PROJECT UPDATE: Concrete structure foundation is complete. The first-floor concrete pours will be completed in mid-February.

CURRENT BUDGET	
Construction w/ Cont	\$213.4 M
Total Project	\$237.5 M

CONSULTANTS	
Architect of Record	Pelli Clarke Pelli
CM at Risk	Whiting Turner/Corna Kok

PROJECT SCHEDULE	
BoT Approval	11/17
Construction	8/20-5/23
Facility Opening	6/23

- On Budget
- On Time



INTERDISCIPLINARY HEALTH SCIENCES CENTER

Multi-phase renovation of 120,000 sf and addition of 100,000 sf to create a collaborative campus for inter-professional education throughout the health science, 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

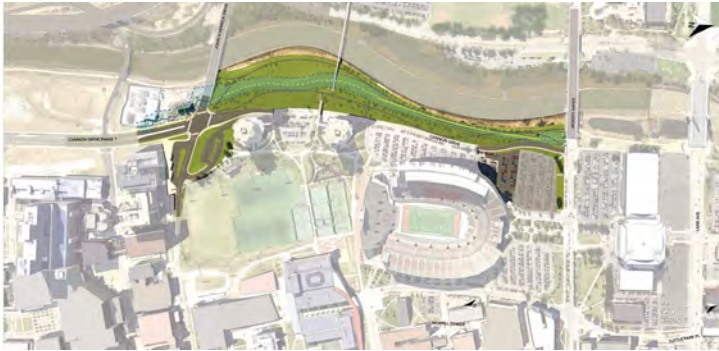
PROJECT UPDATE: The anatomy wing steel structure, concrete slabs, and mechanical rough in are nearing completion with building enclosure expected in April. Preparation for the demolition of Starling-Loving A wing is on going.

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

CONSULTANTS	
Architect of Record	Acock Assoc
CM at Risk	Gilbane

PROJECT SCHEDULE	
BoT Approval	11/17
Construction	11/19-11/23
Facility Opening	1/24

- On Budget
- On Time



CANNON DRIVE RELOCATION – PHASE 2

Rebuild Cannon Drive between John Herrick Drive and Woody Hayes Drive at its current elevation and construct a certified ODNR flood protection levee.

Work also includes a new signalized intersection at Woody Hayes Drive, a bus pull-off at Herrick and Cannon Drives, and the continued expansion of the river park.

PROJECT FUNDING: University debt; auxiliary funds; partner funds

PROJECT UPDATE: Project design is underway

CURRENT BUDGET	
Construction w/ Cont	\$45.1 M
Total Project	\$56.9 M

CONSULTANTS	
Architect of Record	EMH&T
CM at Risk	Rhulin

PROJECT SCHEDULE	
BoT Approval	8/17
Construction	1/23 – 12/24
Facility Opening	12/24

- On Budget
- On Time



WEXNER MEDICAL CENTER INPATIENT HOSPITAL

Construct a new 1.9M square foot inpatient hospital tower with up to 820 beds in private room settings replacing and expanding on the 440 beds in Rhodes Hall and Doan Hall including an additional 84 James beds. Facilities will include state-of-the-art diagnostic, treatment and inpatient service areas including emergency department, imaging, operating rooms, 60 neonatal intensive care unit bassinets, critical care and medical/surgical beds, and leading-edge digital technologies to advance patient care, teaching and research.

PROJECT FUNDING: University debt; fundraising; auxiliary funds

PROJECT UPDATE: Structural concrete is ongoing. The demolition of the Cannon garages has begun and is expected to be complete at the end of March.

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

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

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

- On Budget
- On Time



SUMMARY OF ACTIONS TAKEN

November 19, 2020 – Master Planning & Facilities Committee Meeting

Voting Members Present by Zoom Virtual Meeting:

Alexander R. Fischer
James D. Klingbeil

Brent R. Porteus
Robert H. Schottenstein

Gary R. Heminger (ex officio)

Members Absent:

Anand Shah

PUBLIC SESSION

The Master Planning & Facilities Committee of The Ohio State University Board of Trustees convened on Thursday, November 19, 2020, virtually over Zoom. Committee Chair Alex Fischer called the meeting to order at 8:00 a.m.

Items for Discussion

1. Sustainability Goals Update and Ohio State Energy Partners Scorecard: Jay Kasey, SVP of Administration & Planning, gave an update on the overall sustainability goals for the university, as well as the annual Resource Stewardship and OSEP scorecards. The Resource Stewardship scorecard tracks progress toward operational goals in the areas of carbon footprint, potable water consumption and waste diversion, along with others, while the OSEP scorecard tracks key metrics related to the Comprehensive Energy Management Program, including energy conservation measures, energy utilization and several reliability indicators.
2. Physical Environment Scorecard: Mr. Kasey shared this scorecard, which covered FY20 data through September 2020. The metrics coded red were: % Total Projects Completed on Time, All Parking Garage Peak Time Occupancy %, WMC Parking Garage Peak Time Occupancy % and Sum of Daily Temporary Parking Space Closures. One metric that had previously been red – CABS Riders – changed to green.
3. FY20 Capital Projects Annual Report: Mark Conselyea, AVP for Facilities Operations and Development (FOD), shared an annual report that included summary data on projects approved by the Board of Trustees during FY20 (totaling \$638 million) and looked at key initiatives within FOD, such as construction cost estimating and renewal and deferred maintenance. Mr. Conselyea pointed out that at this time, we are managing more construction on campus than at any point in the university's history.
4. Major Project Updates: Mr. Conselyea gave an update on the status of all projects over \$20 million. At the time of this report, we were watching two projects closely for schedule – Wooster's new laboratory building and the Postle Partial Replacement. The Postle project was also being watched closely for budget. Three projects were listed as modified scope/paused due to the COVID-19 pandemic – Instructional Sciences Renewal and Deferred Maintenance (Mendenhall Lab and Howlett Hall), Arts District (Department of Theatre) and the Lacrosse Stadium.



Items for Discussion (continued)

- 5. Construction Cost Estimating: Mr. Conselyea continued with a discussion about the challenges FOD faces with the current methodology for construction cost estimating, the progress that has been made to evaluate alternative methods and also next steps.
- 6. Design Review: Dodd Garage: Keith Myers, VP for Planning, Architecture and Real Estate, presented the site, layout and early design concepts for a new Wexner Medical Center garage at the corner of Medical Center Drive and Old Cannon. When complete, the seven-story garage will include 1,100 parking spaces.

Items for Action

- 7. Approval of Minutes: No changes were requested to the August 2020 committee meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
- 8. Resolution No: 2021-60, Approval to Enter Into/Increase Professional Services and Construction Contracts

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

WHEREAS in accordance with the attached materials, the university desires to enter into/increase professional services contracts and enter into/increase construction contracts for the following project:

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
Cannon Drive Relocation – Phase 2	\$2.2M	\$46.4M	\$48.6M	University Debt Auxiliary Funds Partner Funds
Ross – OPR/OR Expansion	\$1.0M	\$8.7M	\$9.7M	Auxiliary Funds

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

	Construction Approval Requested	Total Requested	
Energy Advancement and Innovation Center	\$31.5M	\$31.5M	Partner Funds
Ross – OPR/OR Expansion	\$164.2M	\$164.2M	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



Items for Action (continued)

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

NOW THEREFORE

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

(See Appendix X for background information, page XX)

Action: Upon the motion of Mr. Schottenstein, seconded by Mr. Klingbeil, the committee adopted the foregoing motion by majority voice vote with the following members present and voting: Mr. Klingbeil, Mr. Porteus, Mr. Schottenstein and Mr. Heminger. Mr. Fischer abstained.

9. Resolution No. 2021-61, Authorization for Increase to WOSU Final Improvements

14th Avenue and Pearl Street, Columbus, Ohio

Synopsis: Authorization to allow WOSU to fund final improvements at the 14th Avenue and Pearl Street location of their new studio is proposed.

WHEREAS Resolution 2019-64 authorized The Ohio State University to enter into a lease with Redstone Realty Company, LLC, a wholly owned subsidiary of Campus Partners for Community Urban Redevelopment, for the construction and occupancy of a four-story building to house new studios for WOSU; and

WHEREAS such Resolution contained a condition that the consideration paid by the university to Redstone Realty Company, LLC, pursuant to the lease agreement, including pre-paid rent and tenant improvements, would not exceed \$29,000,000, which such amount was based upon preliminary estimates; and

WHEREAS pursuant to such Resolution, the parties entered into such lease on May 28, 2019; and

WHEREAS through the design and construction process and taking into account both savings as well as additions to the project budget, WOSU has determined that an additional \$3,500,000 is required to complete the project, so as to include and accommodate: increased labor costs, site conditions, specialized construction assemblies unique to broadcast and production environments, selected technology and other improvements; and

WHEREAS the funds necessary to meet the university's obligations under the lease are being provided through WOSU:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby authorizes the President and/or Senior Vice President for Business and Finance to approve funding, under and pursuant to the lease between The Ohio State University and Redstone Realty Company, LLC, including for pre-paid rent and tenant improvements, in an amount not to exceed \$32,500,000, on such terms and conditions as deemed to be in the best interest of the university.

(See Appendix X for background information, page XX)



Items for Action (continued)

10. Resolution No. 2021-62, Approval for Purchase of Real Property

0.06+/- Acres on West 11th Avenue
in Columbus, Franklin County, Ohio

Synopsis: Authorization to purchase real property located at 75 West 11th Avenue, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University ("University") seeks to purchase 0.06+/- acres of improved real property located at 75 West 11th Avenue, Columbus, Ohio, identified as Franklin County tax parcel 010-021413-00 ("Property"); and

WHEREAS the Property is strategically located on the university's main campus; and

WHEREAS the Property is contiguous on all sides to land owned by the State of Ohio; and

WHEREAS the obligation of the University to purchase the Property is subject to and conditioned on the approval by the State of Ohio Controlling Board:

NOW THEREFORE

BE IT RESOLVED, That the President and/or Senior Vice President for Business and Finance be authorized to take action required to effect the purchase of the referenced Property at the negotiated price. Title will be held in the name of the State of Ohio for the use and benefit of The Ohio State University and upon terms and conditions deemed to be in the best interest of the university.

(See Appendix X for background information, page XX)

11. Resolution No. 2021-63, Approval for Purchase of Real Property

1145 Olentangy River Road
in Columbus, Franklin County, Ohio

Synopsis: Authorization to purchase real property located at 1145 Olentangy River Road, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University ("University") seeks to purchase improved real property located at 1145 Olentangy River Road in Columbus, Ohio, identified as Franklin County parcels 010-288228 and 010-288355 ("Property"); and

WHEREAS the property is located 1.6 miles from the university's main campus; and

WHEREAS the property includes a four-story, 114,900± square foot building, known as the Stefanie Spielman Comprehensive Breast Center, which houses multi-specialty medical groups and an ambulatory out-patient radiation treatment center; and

WHEREAS the university currently leases the entire property under a lease, approved by the Board of Trustees in 2009 by Resolution 2009-49 ("Lease"); and

WHEREAS the lease provides the university with an option to purchase the property ("Option"); and

WHEREAS the university exercised the option to purchase the property on July 21, 2020 ("Exercise Date"); and



Items for Action (continued)

WHEREAS the obligation of the university to purchase the property after exercising the option is subject to and conditioned upon approval of its Board of Trustees and the State of Ohio Controlling Board:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the Executive Vice President and Provost, the Senior Vice President for Business and Finance and Chief Financial Officer, and the Executive Vice President and Chancellor for Health Affairs, in consultation with the chair of the Audit, Compliance and Finance Committee and the chair of the Master Planning and Facilities Committee, are collectively authorized to take action required to effect the purchase of real property in the name of the state of Ohio for the benefit of The Ohio State University, upon terms and conditions deemed to be in the best interest of the university.

(See Appendix X for background information, page XX)

Action: Upon the motion of Mr. Fischer, seconded by Mr. Klingbeil, the committee adopted the remaining foregoing motions by unanimous voice vote with the following members present and voting: Mr. Fischer, Mr. Klingbeil, Mr. Porteus, Mr. Schottenstein and Mr. Heminger.

EXECUTIVE SESSION

It was moved by Mr. Fischer, and seconded by Mr. Porteus, that the committee recess into executive session to consider business-sensitive trade secrets required to be kept confidential by federal and state statutes.

A roll call vote was taken and the committee voted to go into executive session with the following members present and voting: Mr. Fischer, Mr. Klingbeil, Mr. Porteus, Mr. Schottenstein and Mr. Heminger.

The committee entered executive session at 9:08 a.m. and the meeting adjourned at 9:44 a.m.

**APPROVAL TO AMEND
FISCAL YEAR 2021 CAPITAL INVESTMENT PLAN**

Synopsis: Authorization and acceptance of the Amended Capital Investment Plan for the fiscal year ending June 30, 2021, is proposed.

WHEREAS the university has presented the recommended capital expenditures for the fiscal year ending June 30, 2021; and

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

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

WHEREAS the university's requested state capital budget items were not included in the Capital Investment Plan approved by the Board of Trustees on August 27, 2020; and

WHEREAS Senate Bill 310, which included the state capital budget for fiscal years 2021 and 2022, was effective December 29, 2020; and

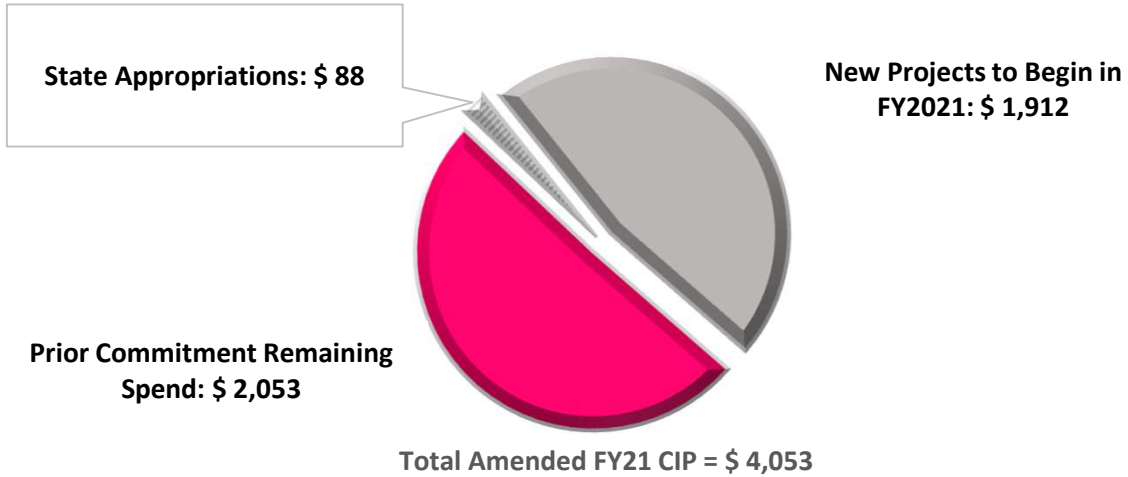
WHEREAS the university's fiscal year 2021 Capital Investment Plan has been amended to include the funding allocated to the university by the State of Ohio for capital projects:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the Capital Investment Plan for the fiscal year ending June 30, 2021, as described in the accompanying documents, be amended; and

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

Amended FY2021-25 Capital Investment Plan State Appropriations



Line	Description	STATE FUNDS
1	EHE - Campbell Hall Reno/Addition	\$ 23,760,000
2	Engineering - BMEC Phase 2	\$ 23,760,000
3	FOD - Roof Renewal	\$ 4,800,000
4	FOD - Elevator Renovations	\$ 4,900,000
5	FAES - Wooster-Fisher Renovation	\$ 6,000,000
6	Roll-up of Bundled R&R Projects	\$ 15,300,000
7	Roll-up of Regional Campus Projects*	\$ 9,575,286
8	Total	\$ 88,095,286

* Amount includes \$3,025,286 from COTC for joint projects

**APPROVAL OF AMENDED OHIO STATE ENERGY PARTNERS
UTILITY SYSTEM CAPITAL IMPROVEMENT PROJECTS FOR FY2021**

**APPROVAL TO CONSTRUCT UTILITY SYSTEM EXPANSION AND
ENERGY CONSERVATION MEASURE PROJECTS**

New Hospital – Utility Infrastructure 49-20-EXP
West Campus Gas Infrastructure 88-21-EXP
SCCCP HRC #1 – Part 2: New hospital connection – 96-21-ECM

Synopsis: Approval of the amended Ohio State Energy Partners LLC fiscal year 2021 capital improvement plan and authorization for Ohio State Energy Partners LLC to make capital improvements to the utility system pursuant to the terms of the First Amended and Restated Long-Term Lease and Concession Agreement for The Ohio State University Utility System dated July 20, 2018, and as amended (the “Agreement”), is proposed.

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

WHEREAS the OSEP CIP for the fiscal year beginning July 1, 2020, was approved by the Board of Trustees on August 27, 2020; and

WHEREAS the full construction costs of the projects listed above were not known at the time the OSEP CIP was approved; and

WHEREAS the plan includes requested approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2020; and

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

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

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

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

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

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

**APPROVAL OF AMENDED OHIO STATE ENERGY PARTNERS
UTILITY SYSTEM CAPITAL IMPROVEMENT PROJECTS FOR FY2021**

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the fiscal year 2021 OSEP CIP be amended as outlined in the attached materials; and

BE IT FURTHER RESOLVED, That the Board of Trustees authorizes Ohio State Energy Partners LLC to proceed with the amended fiscal year 2021 capital improvements to the utility system as outlined in the attached materials.

BACKGROUND

TOPIC: Approval of amended Fiscal Year 2021 Ohio State Energy Partners Utility System Capital Improvement Projects

CONTEXT: 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"), Ohio State Energy Partners LLC (OSEP) will fund and implement capital improvements to the utility system. Capital investments made by OSEP will be tied to the annual utility fee structure pursuant to the Agreement.

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

Approval of these projects will be pursuant to the project scopes, 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 three types:

1. Life-Cycle Renovations, Repairs and Replacement Projects (LFC): LFC projects primarily cover capital improvements to the existing campus utility system plants and distribution networks.
2. Expansion and Extension Projects (EXP): EXP projects are to expand the capacity of the campus utility systems or to extend the campus utility systems to new campus buildings.
3. Energy Conservation Measure Projects (ECM): ECM projects are specific capital improvements intended to improve the energy efficiency of the buildings, utility plants and utility distribution networks of the Columbus campus.

SUMMARY:

New Hospital – Utility Infrastructure 49-20-EXP

Scope: Construction of utility infrastructure to serve the Wexner Medical Center Inpatient Hospital, including steam, condensate, natural gas, chilled water and electricity. This project also includes relocating the Harding Hospital primary electric service to enable demolition of the North Cannon Garage. The project design costs of \$2.074 M were previously approved. Construction approval is now necessary to maintain alignment with the university's construction schedule for the new hospital.

Construction Cost Request: \$ 9.022 M

Project Cost Breakdown	Cost
FY 2020 – Design	\$ 0.014 M
FY 2021 – Design and Construction	\$ 1.583 M
FY 2022 – Construction	\$ 6.131 M
FY 2023 – Construction	\$ 2.765 M
FY 2024 – Construction	\$ 0.603 M
Total Project Cost	\$ 11.096 M

West Campus Gas Infrastructure 88-21-EXP

Scope: Construction of a natural gas master meter and distribution system to extend service to new facilities west of Kenny Road and south of Lane Avenue, including the Wexner Medical Center Outpatient Care West Campus facility, the Interdisciplinary Research Facility and the Energy Advancement & Innovation Center. Project design costs of \$190,000 were previously approved. Approximately \$200,000 of construction costs is for work to be performed by Columbia Gas of Ohio. These costs will be excluded from the calculation of the annual OSEP Forecast Utility Fee. Construction approval is now necessary to maintain alignment with the university's construction schedules for the new buildings.

Construction Cost Request: \$ 1.12 M

Project Cost Breakdown	Cost
FY 2021 – Design	\$ 0.190 M
FY 2021 – Construction	\$ 0.635 M
FY 2022 – Construction	\$ 0.483 M
Total Project Cost	\$ 1.308 M

SCCCP HRC #1 – Part 2: New hospital connection 96-21-ECM

Scope: Construction of the connection for the new Wexner Medical Center Inpatient Hospital from the Heat Recovery Chiller (HRC) in the South Campus Central Chilled-water Plant (SCCCP) installed as part of OSEP project 94-21-ECM. Dedicated heating hot water pipes from the SCCC to the new hospital will cross under 12th Avenue. Project design costs of \$645,000 were previously approved. Originally planned to begin July 2021, an opportunity to begin now in coordination with other construction in the area reduces the total project cost by more than \$1 M.

Construction Cost Request: \$ 6.72 M

Project Cost Breakdown	Cost
FY 2021 – Design	\$ 0.645 M
FY 2022 – Construction	\$ 3.309 M
FY 2023 – Construction	\$ 3.406 M
Total Project Cost	\$ 7.360 M

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

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

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

Biomedical and Materials Engineering Complex Phase 2

Elevator Safety Repairs and Replacements

James - Halcyon Linear Accelerator

Newton Hall Facility Improvements

North Residential – HVAC Modifications Phase 2

Roof Repair and Replacement

Vet Med Equine Performance Evaluation Arena

West Campus Infrastructure Phase 1

APPROVAL TO ENTER INTO/INCREASE CONSTRUCTION CONTRACTS

Arts District

Martha Morehouse Facility Improvements

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

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
Biomedical and Materials Engineering Complex Phase 2	\$9.6M	\$4.0M	\$13.6M	State Funds
Elevator Safety Repairs and Replacements	\$0.8M	\$4.1M	\$4.9M	State Funds
James – Halcyon Linear Accelerator	\$0.2M	\$5.7M	\$5.9M	Auxiliary Funds
Newton Hall Facility Improvements	\$0.03M	\$1.1M	\$1.13M	University Debt Fundraising University Funds State Funds
North Residential – HVAC Modifications Phase 2	\$1.2M	\$15.5M	\$16.7M	Auxiliary Funds
Roof Repair and Replacement	\$0.7M	\$4.1M	\$4.8M	State Funds
Vet Med – Equine Performance Evaluation Arena	\$0.5M	\$4.8M	\$5.3M	Fundraising University Funds Partner Funds
West Campus Infrastructure Phase 1	\$0.3M	\$5.5M	\$5.8M	University Funds Auxiliary Funds Partner Funds

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

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

	Construction Approval Requested	Total Requested	
Arts District	\$3.5M	\$3.5M	University Debt Fundraising University Funds Partner Funds
Martha Morehouse Facility Improvements	\$37.0M	\$37.0M	Auxiliary Funds

WHEREAS the Capital Investment Plan (CIP) outlines capital projects recommended for funding and was approved by the Board of Trustees on August 27, 2020; and

WHEREAS a proposed amendment to the CIP is being presented to the Board of Trustees for approval on February 25, 2021, to include funding received from the State of Ohio as a part of Senate Bill 310; and

WHEREAS the Biomedical and Materials Engineering Complex Phase 2, Elevator Safety Repairs and Replacements, and Roof Repair and Replacement projects are included in the proposed amended CIP, and approval for professional services and construction is needed to advance these critical deferred maintenance projects; and

WHEREAS approval for professional services and construction for the North Residential – HVAC Modifications Phase 2 is based on a negotiated resolution with the design builder to correct HVAC deficiencies; and

WHEREAS approval for professional services and construction for the Vet Med Equine Arena and an increase to construction for the Arts District is needed to advance strategically important projects; and

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the fiscal year 2021 Capital Investment Plan be amended to include professional services and construction for North Residential – HVAC Modifications, the Vet Med Equine Arena and an increase for the Arts District; and

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

Project Data Sheet for Board of Trustees Approval

Biomedical and Materials Engineering Complex Phase 2

OSU-210274 (Request #ENG219001)

Project Location: Complex at the corner of Woodruff and College (currently Watts and MacQuigg Laboratories)

○ approval requested and amount	
professional services	\$9.6M
construction w/contingency - demo	\$4.0M
○ project budget	
professional services	\$9.6M
construction w/contingency - demo	\$4.0M
total project budget	\$13.6M



○ project funding	
<input type="checkbox"/> university debt	
<input type="checkbox"/> fundraising	
<input type="checkbox"/> university funds	
<input type="checkbox"/> auxiliary funds	
<input checked="" type="checkbox"/> state funds	
○ project schedule	
BoT approval – prof services/ construction (demo)	2/21
design	5/21 – 10/22
construction – demo	5/22 – 9/22
BoT approval – construction	11/22
construction	12/22 – 12/24
facility opening	4/24

○ project delivery method	
<input checked="" type="checkbox"/> general contracting (demo)	
<input type="checkbox"/> design/build	
<input checked="" type="checkbox"/> construction manager at risk	

- **planning framework**
 - this project continues the goals and objectives of BMEC Phase 1 by renovating and replacing outdated and unsuitable facilities serving the College of Engineering
 - the incremental approach to delivering phase 2 is informed by a study completed in March 2020
 - this portion of the project is included in the amended FY21 Capital Investment Plan

- **project scope**
 - the current request allows for the design of all of phase 2 and the demolition of Watts Laboratory which eliminates \$5.8M in deferred maintenance
 - the project will renovate MacQuigg Laboratory and replace Watts Laboratory with updated teaching and research labs, collaborative discovery spaces, general pool classrooms, offices and building support spaces

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

• project team	
University project manager:	Carrie Hyde
AE/design architect:	TBD
General Contractor:	TBD
CM at Risk:	TBD

Project Data Sheet for Board of Trustees Approval

Elevator Safety Repairs and Replacements

OSU-210268 (Request ID: FOD219004)

Project Location: Columbus Campus

- **approval requested and amount**

professional services	\$0.8M
/construction	\$4.1M

- **project budget**

professional services	\$0.8M
construction w/contingency	\$4.1M
<hr/>	
total project budget	\$4.9M

- **project funding**
 - university debt
 - development funds
 - university funds
 - auxiliary funds
 - state funds

- **project schedule**

BoT prof. services/construction approval	2/21
design	5/21 – 12/21
construction	3/22 – 2/23
facility opening	2/23

- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk

- **planning framework**
 - the project is included in the amended FY21 Capital Investment Plan as one of several bundled infrastructure projects which were identified for state funding
 - FOD is responsible for 270 elevators across campus; twelve elevators have been renovated with previous state-funded bundled elevator projects

- **project scope**
 - the project will replace or renew deficient elevators on the Columbus campus
 - priority locations are University Hall, Smith Laboratory, Goss Laboratory, Dulles Hall, Bevis Hall, Arps Hall, and Pressey Hall

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

-
- **project team**

University project manager:	TBD
AE:	TBD
General Contractor:	TBD

Project Data Sheet for Board of Trustees Approval

James – Halcyon Linear Accelerator

OSU-210243 (CNI# 20000155)

Project Location: James Cancer Hospital

- **approval requested and amount**

professional services	\$0.2M
construction	\$5.7M

- **project budget**

professional services	\$0.2M
construction w/contingency	\$5.7M
<hr/>	<hr/>
total project budget	\$5.9M

- **project funding**

- university debt
- fundraising
- university funds
- auxiliary funds
- state funds

- **project schedule**

BoT approval	2/21
design	4/21 – 07/21
construction	11/21 – 4/22
facility opening	5/22

- **project delivery method**

- general contracting
- design/build
- construction manager at risk

- **planning framework**

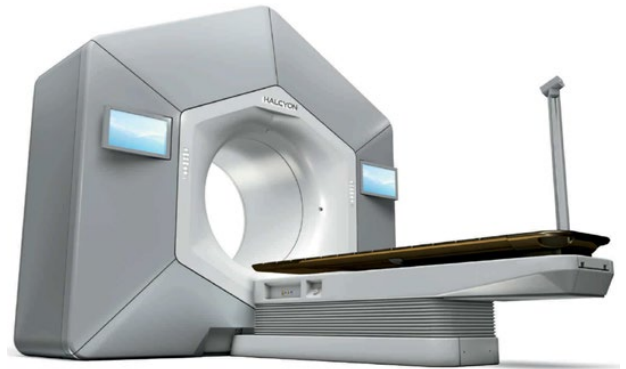
- this project is included in the FY21 Capital Investment Plan

- **project scope**

- the project will renovate currently shelled space to install a new linear accelerator
- renovations include HVAC, electrical, IT systems as well as structure support, shielding and site finishes
- the project budget includes \$4.1M for the purchase of and some installation items for the linear accelerator

- **approval requested**

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



- **project team**

University project manager:	Jeannie Martin
AE/design architect:	TBD
General Contractor:	TBD

Project Data Sheet for Board of Trustees Approval

Newton Hall Facility Improvements – Renovation and Addition

OSU-180429 (CNI#: 16000002, 16000003)

Project Location: Newton Hall

- **approval requested and amount**

professional services increase	\$0.03M
construction increase	\$1.1M

- **project budget**

professional services	\$2.7M
construction w/contingency	\$22.9M
total	\$25.6M

- **project funding**

- university debt
- fundraising
- university funds
- auxiliary funds
- state funds

- **project schedule**

BoT approval – prof services	2/18
BoT approval – construction	8/19
design	5/18 – 11/20
construction	12/20 – 5/22
facility opening	8/22

- **project delivery method**

- general contracting
- design/build
- construction manager at risk

- **planning framework**

- this project is included in the FY18 and the FY19 Capital Investment Plans
- the project will accommodate student and faculty growth and enable the relocation of College of Nursing groups back to Newton from off-campus leased space

- **project scope**

- construct an addition of approximately 35,000 sf to the south that will include flexible classrooms, informal learning spaces and offices
- renovate existing space including new façade, relocation of existing entryway and plaza, and an updated corridor and wellness space
- the increase reconciles budget and scope, including a fire alarm system replacement to the existing building

- **approval requested**

- approval is requested to increase professional services contracts and construction contracts



- **project team**

University project manager:	Josh Kranyik
AE:	Meacham & Apel Architects
CM at Risk:	Ruscilli Construction

Project Data Sheet for Board of Trustees Approval

North Residential - HVAC Modifications Phase 2

OSU-110672-07 (Request #SLH210001)

Project Location: Seven residence halls in the North Residential District

- **approval requested and amount**

professional services	\$1.2M
construction	\$15.5M

- **project budget**

professional services	\$1.2M
construction w/contingency	\$15.5M
total project budget	\$16.7M

- **project funding**

- university debt
- fundraising
- university funds
- auxiliary funds
- state funds

- **project schedule**

BoT approval – prof serv/construction	2/21
design	2/21 – 5/21
construction	5/21 – 7/22
facility opening	7/21 and 7/22

- **project delivery method**

- general contracting
- design/build
- construction manager at risk

- **planning framework**

- the valance units installed with the original project do not maintain required cooling temperatures and are being replaced with fan coil units
- the project is based on a negotiated resolution with the design builder for the original North Residential District Transformation project
- the purpose of the project is to install fan coil units in seven residence halls in the North Residential District

- **project scope**

- the project will install fan coil units in all of the south, east and west facing rooms in seven buildings over the next two summers
- the project will complete work in Bowen, Busch, Scott and Houston in Summer 2021 and will complete work in Blackburn, Nosker and Torres in Summer 2022.

- **approval requested**

- approval is requested to amend the FY21 Capital Investment Plan
- approval is requested to enter into professional services and construction contracts



- **project team**

University project manager:	Ross Quellhorst
AE/ Criteria Design:	Monks Engineers
Design Builder:	Messer Construction

Project Data Sheet for Board of Trustees Approval

Roof Repair and Replacement

OSU-210265 (Request ID: FOD2190000)

Project Location: Columbus Campus

- **approval requested and amount**

professional services	\$0.7M
construction	\$4.1M

- **project budget**

professional services	\$0.7M
construction w/contingency	\$4.1M
<hr/>	
total project budget	\$4.8M

- **project funding**
 - university debt
 - development funds
 - university funds
 - auxiliary funds
 - state funds

- **project schedule**

BoT prof. services/construction approval	2/21
design	5/21 – 12/21
construction	3/22 – 2/23
facility opening	2/23

- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk

- **planning framework**
 - the project is included in the amended FY21 Capital Investment Plan as one of several bundled infrastructure projects which were identified for state funding
 - thirteen roofs have been renovated with previous state-funded bundled roof projects

- **project scope**
 - the project will replace or renew deficient roofs on the Columbus campus
 - the highest priority is the full replacement of the roof at 1314 Kinnear Road, which has been patched and repaired numerous times
 - any remaining funds will be used to address deficiencies in other roofs as needed

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

-
- **project team**

University project manager:	TBD
AE:	TBD
General Contractor:	TBD

Project Data Sheet for Board of Trustees Approval

Vet Med – Equine Performance Evaluation Arena

OSU-210256 (Request ID: VET220001)

Project Location: Midwest Campus – College of Veterinary Medicine

- approval requested and amount**

professional services	\$0.5M
construction	\$4.8M
- project budget**

professional services	\$0.5M
construction w/contingency	\$3.9M
<u>OSEP/ENGIE scope</u>	<u>\$0.9M</u>
total project budget	\$5.3M

- project funding**
 - university debt
 - fundraising
 - university funds
 - auxiliary funds
 - state funds
 - partner funds (OSEP)

- project schedule**

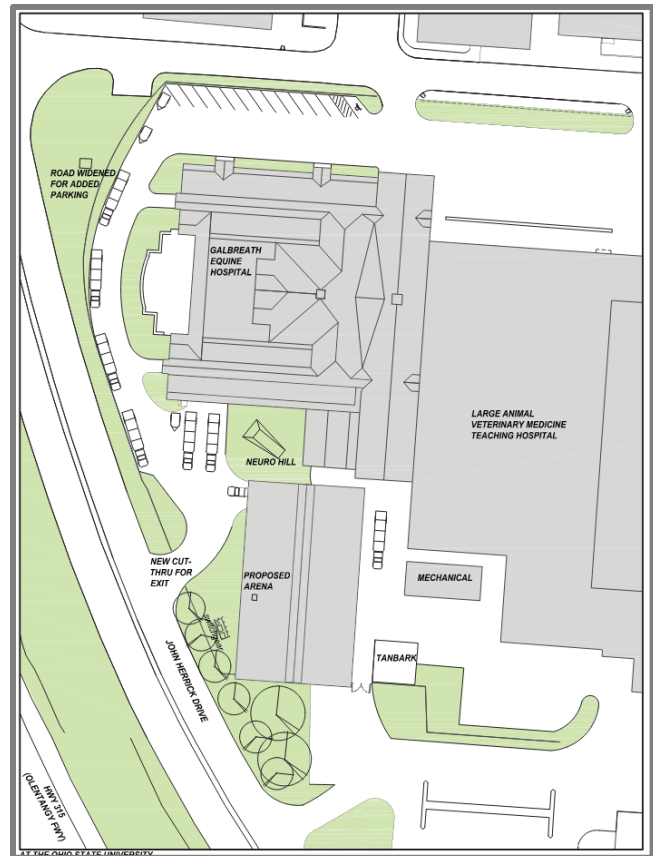
BoT professional services/construction approval	02/21
design	03/21 – 04/22
construction	5/22 – 12/22
facility opening	1/23

- project delivery method**
 - general contracting
 - design/build
 - construction manager at risk

- planning framework**
 - o the FY21 Capital Investment Plan will be amended to include this project

- project scope**
 - o construct a 12,000-sf arena for Equine Sports Medicine and provide a connection to the existing Galbreath Equine Hospital
 - o the space will include equine evaluation and treatment areas
 - o OSEP/ENGIE scope will be delivered by the project and includes natural gas and electrical work

- approval requested**
 - o approval is requested to amend the FY21 Capital Investment Plan
 - o approval is requested to enter into professional services and construction contracts.



- project team**

University project manager:	Josh Kranyik
AE/design architect:	TBD
CM at Risk:	TBD

Project Data Sheet for Board of Trustees Approval

West Campus Infrastructure Phase 1

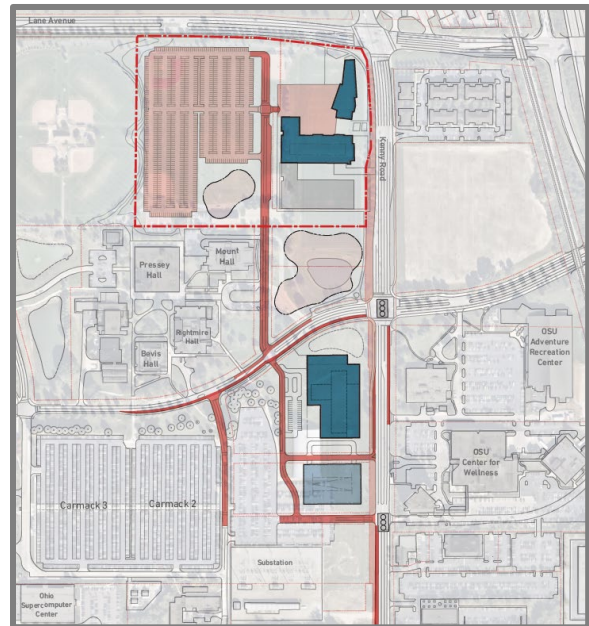
OSU-200101 (CNI# 19000129)

Project Location: West Campus

- **approval requested and amount**
 - prof services increase - ENGIE scope \$0.3M
 - construction increase - ENGIE scope \$5.5M
- **project budget**

professional services	\$1.9M
construction	\$15.6M
OSEP/ENGIE scope	\$5.8M
total	\$23.3M
- **project funding**
 - university debt
 - fundraising
 - university funds
 - auxiliary funds (health system)
 - state funds
 - partner funds (OSEP)
- **project schedule**

BoT professional services approval	8/19
design/bidding	1/20 – 3/21
BoT construction approval	2/20
construction	5/20 – 4/22
- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk
- **planning framework**
 - this project is included in the FY20 Capital Investment Plan
- **project scope**
 - the project will provide infrastructure to support west campus development, including WMC Outpatient Care West Campus, Energy Advancement and Innovation Center, and the Interdisciplinary Research Facility
 - improvements include additional vehicular lanes, modified/new intersection signalization, surface parking lots, and internal access roads, as well as sanitary sewer, stormwater and water service extensions
 - the added OSEP/ENGIE scope includes chilled water, heating hot water, gas, and electric to serve the WMC Outpatient Care West Campus and Interdisciplinary Research Facility
- **approval requested**
 - approval is requested to increase professional services and construction contracts



- **project team**

University project manager:	Tom Ekegren
AE/design architect:	EMH&T
General Contractor:	George J Igel & Co

Project Data Sheet for Board of Trustees Approval

Arts District

OSU-180285 (CNI# 17000142, 18000075)

Project Location: Arts District between 15th and 18th Avenues

- **approval requested and amount**
construction increase \$3.5M

- **project budget**

professional services	\$16.0M
construction w/contingency	\$147.4M
<u>OSEP/ENGIE scope</u>	<u>\$1.7M</u>
total project budget	\$165.1M



- **project funding**
 - university debt
 - fundraising
 - university funds
 - partner funds (OSEP)
 - auxiliary funds
 - state funds

- **project schedule**

BoT approval - prof services	11/17
design	5/18 – 7/19
BoT approval - construction	5/19
construction	6/19 – 12/22
facility opening SoM	3/22
facility opening DoT	2/23

- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk

- **planning framework**
 - the project aligns with Framework 2.0 and the Strategic Plan by promoting teaching, learning and creative expression
 - the project was included in the FY18 and FY20 Capital Investment Plans the FY21 Capital Investment Plan will be amended for the amount of the increase

- **project scope**
 - the project, sited between 15th and 18th avenues, envisions high-quality, modern learning environments for interaction across arts disciplines
 - included are new facilities for the School of Music (Timashev Family Music Building) and Department of Theatre, Film, and Media Arts, which will feature a home for the Moving Image Production program

- **approval requested**
 - approval is requested to amend the FY21 Capital Investment Plan
 - approval is requested to increase construction contracts

-
- **project team**

University project manager:	Bill Holtz
AE/design architect:	DLR Group/Westlake Reed Leskosky
CM at Risk:	Holder Construction Group LLC

Project Data Sheet for Board of Trustees Approval

Martha Morehouse Facility Improvements

OSU-200053 (CNI#:19000137)

Project Location: Martha Morehouse Medical Plaza - Pavilion

- **approval requested and amount**
construction increase \$37.0M

- **project budget**
professional services \$3.1M
construction \$38.7M

total \$41.8M

- **project funding**
 - university debt
 - fundraising
 - university funds
 - auxiliary funds
 - state funds

- **project schedule**
BoT approval 8/19
design 9/19 – 12/20
construction – phase 1 9/20 – 11/21
construction – phase 2-7 5/21 – 1/25
facility opening (business uninterrupted) 1/25

- **project delivery method**
 - general contracting
 - design/build
 - construction manager at risk

- **planning framework**
 - this project is included in the FY20 Capital Investment Plan
 - project scope is based on a January 2019 study

- **project scope**
 - project will renovate over 14 different department areas in seven consecutive phases. Most departments will remain open, temporarily relocating to different areas of the building or off site while their spaces are being renovated. The primary focus will be to coordinate utility shutdowns and organize move transitions to ensure the patient experience is being maintained.
 - phase 1 construction will renovate the auditorium for ADA compliance, update the existing elevators and add one additional elevator
 - phases 2-7 will construct an 8,500-sf addition to the north and west, expanding registration, laboratory spaces, and waiting area; and renovate 105,000 sf of existing space including Pulmonary Rehabilitation, urgent care, OSUWMC Preoperative Assessment Center, Comprehensive Weight Management, food service, and patient drop-off/pick-up canopy

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



-
- **project team**
University project manager: Alexandra Radabaugh
AE: BDTAID
CM at Risk: Elford

APPROVAL FOR SALE OF REAL PROPERTY

0.48+/- ACRES ON FREDERICKSBURG ROAD,
WOOSTER, WAYNE COUNTY, OHIO

Synopsis: Authorization to sell real property located on Fredericksburg Road, Wooster, Wayne County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell approximately 0.48 acres of real property located along Fredericksburg Road in Caldwell, Ohio, which is part of an approximately 145-acre tract known as the CFAES Schaffter Research Farm; and

WHEREAS the property is deemed excess and sale of the property will not affect the CFAES Schaffter Research Farm operations:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the sale of the above referenced property; and

BE IT FURTHER RESOLVED, That the President and/or Senior Vice Presidents for Business & Finance and Administration & Planning be authorized to take any action required to effect the sale of the above referenced property upon terms and conditions deemed to be in the best interest of the university and at a purchase price determined to be the fair market value of the property.

**APPROVAL FOR SALE OF REAL PROPERTY
0.48 ± ACRES ON FREDERICKSBURG ROAD
WOOSTER, WAYNE COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University College of Food, Agricultural and Environmental Sciences (CFAES) seeks to sell to Larry and Kimberly Huddleston approximately 0.48 acres of land encumbered by an easement, located on Fredericksburg Road, Wooster, Wayne County, Ohio. The land is part of CFAES Schaffter Research Farm and is considered excess and is not required for Research Farm operations.

Location and Description

The subject land is a narrow strip of land that lies between two privately owned residences and is encumbered by an easement for driveway purposes serving one of those adjacent residential parcels. The driveway is not used for access to the primary CFAES Schaffter Research Farm acreage. Access to the Research Farm is through a broader frontage area further south along Fredericksburg Road.

Property History

The property is titled to the State of Ohio. Disposition will require approval from the State of Ohio General Assembly and a lot split. The property is located approximately 1.5 miles southeast of The Ohio State University CFAES Wooster

The proposed buyers purchased the residential property adjacent to the subject land with the beneficial easement in 2019, and now desire to purchase the subject land, which is subject to that easement.

Disposition of Property

Planning, Architecture and Real Estate recommends that the 0.48± acres of real property be sold under terms and conditions to be negotiated and in the best interest of the university. The proceeds from the sale of the property will benefit a designated CFAES fund.



**SALE OF 0.48 ACRES OF REAL PROPERTY
 AT CFAES SCHAFFTER RESEARCH FARM
 3289 FREDERICKSBURG ROAD
 WOOSTER, OHIO 44691**

APPROVAL FOR A PERPETUAL EASEMENT AMENDMENT

2.414 ACRES ON CANNON DRIVE,
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to amend an existing City of Columbus perpetual sanitary sewer easement located along Cannon Drive, Columbus, Franklin County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to amend an existing perpetual sanitary sewer easement held by the City of Columbus; and

WHEREAS the amendment is needed to support a university construction project, which will relocate a portion of the sanitary sewer line:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the above referenced perpetual sanitary sewer easement amendment; and

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

**PERPETUAL SANITARY SEWER EASEMENT AMENDMENT
BETWEEN THE OHIO STATE UNIVERSITY AND THE CITY OF COLUMBUS
CANNON DRIVE, COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The university is undertaking projects along Cannon Drive to construct the new Inpatient Hospital and demolish the North and South Cannon garages. To support the construction, the university must relocate a portion of the existing City of Columbus Franklin Main sanitary sewer, over which the City of Columbus holds a perpetual easement. Amendments to perpetual utility easements must be reviewed and approved by the State of Ohio General Assembly. Because the timelines to obtain assembly approval are unknown at this time, the university granted the City of Columbus a 25-year term easement on the new sewer area in 2020 as an interim step to support timely construction. The city has requested to replace the 25-year term easement with an amended perpetual easement for this line, and Ohio State staff support granting the amendment.

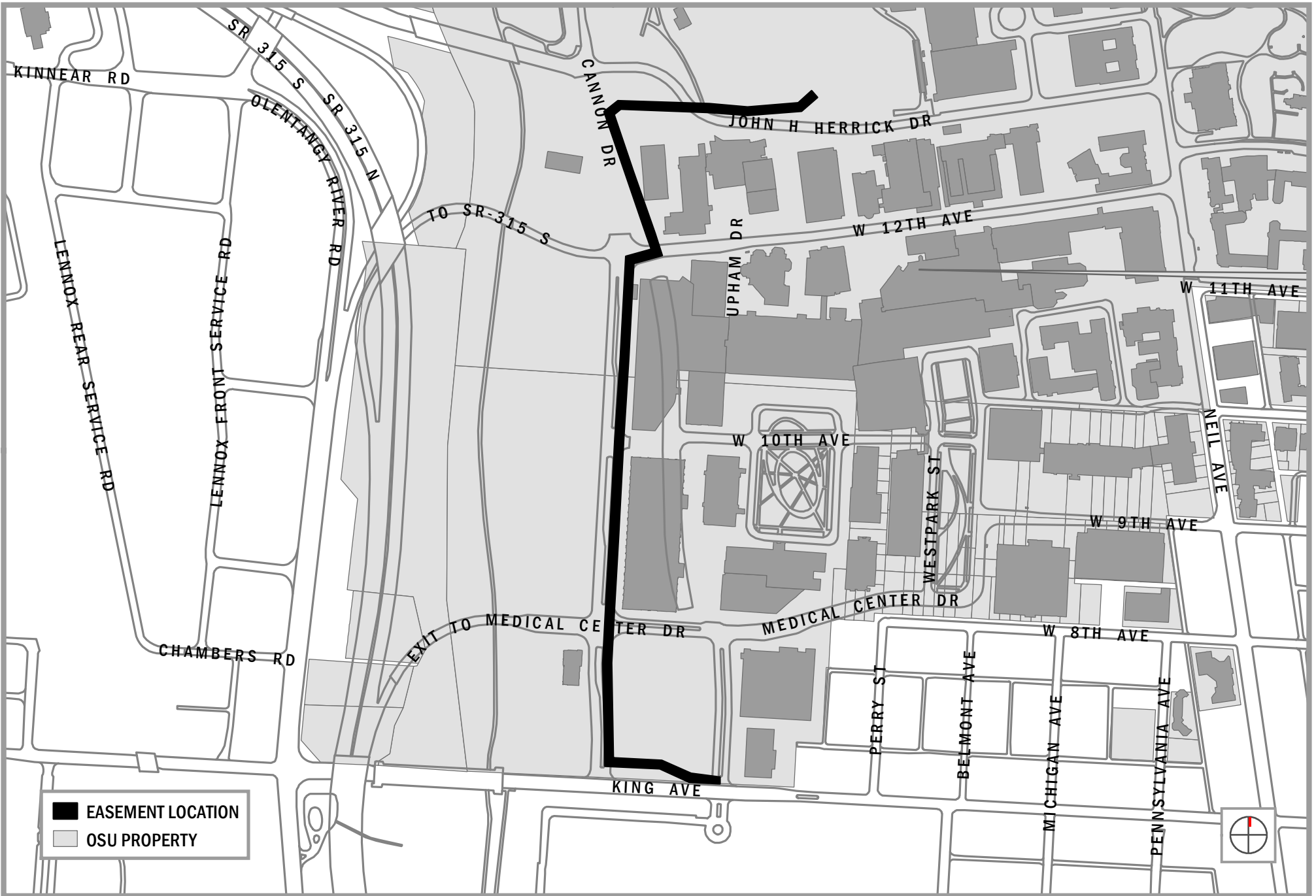
Location and Description

The property impacted by the relocated sewer line and the proposed easement amendment includes Franklin County parcel identification numbers 010-067017 and 010-067007. The property is located within the City of Columbus and lies in the medical center region of the Columbus campus.

The monetary consideration for the proposed amendment is \$1.00 as the project directly benefits the university. The easement amendment will decrease the sanitary sewer easement area from 2.415 acres to 2.414 acres. The City of Columbus will be responsible for all sanitary sewer line maintenance and operation within the easement area.

Easement Recommendation

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



**CITY OF COLUMBUS
FRANKLIN MAIN PERPETUAL EASEMENT AMENDMENT
COLUMBUS, FRANKLIN COUNTY, OHIO 43201**