### Executive Session

**8:00-8:30am**

#### Public Session

**8:30-8:50am**

#### ITEMS FOR DISCUSSION

1. *Physical Environment Scorecard* – Mr. Jay Kasey
   
2. *Major Project Updates* – Mr. Mark Conselyea
   
   
   
5. *BMEC Phase 2 and Campbell Hall Design Reviews* – Ms. Amanda Hoffsis and Mr. Kyle Albert
   
#### ITEMS FOR ACTION

6. Approval of February 2023 Committee Meeting Minutes – Mr. Alan Stockmeister
   
7. Approval of Interim Capital Investment Plan for Fiscal Year 2024 – Mr. Jay Kasey, Mr. Michael Papadakis
   
8. Approval of FY24 Interim Ohio State Energy Partners Capital Plan – Mr. Scott Potter
   
9. Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts – Mr. Mark Conselyea
   
10. Approval for Purchase of Real Property – Ms. Amanda Hoffsis

The Ohio State University
Board of Trustees

**THURSDAY, May 18, 2023**

**MASTER PLANNING AND FACILITIES COMMITTEE MEETING**

Alan A. Stockmeister  
Elizabeth A. Harsh  
Reginald A. Wilkinson  
Pierre Bigby  
Taylor Schwein  
James D. Klingbeil  
Robert H. Schottenstein  
Hiroyuki Fujita (*ex officio*)

Location: Sanders Grand Lounge, Longaberger Alumni House  
2200 Olentangy River Rd, Columbus, Ohio 43210  
Time: 8:00-9:30am
## A. FINANCIAL

1. **A&P Total Uses (General & Earnings Funds)**
   - Actual: $122,801,415
   - Target (Budget): $153,827,852
   - Target %Var: -2.1%
   - FY23 Annual Target (Budget): $208,367,500

## B. OPERATIONAL

1. **% Projects Completed On Time >$200K**
   - Actual: 70.0%
   - Target: 96.9%
   - %Var: 7.6%
   - Comments: 31 of 32 Projects completed On-Time.

2. **% Projects Completed On Budget >$200K**
   - Actual: 90.0%
   - Target: 100.0%
   - %Var: 11.1%
   - Comments: 32 of 32 Projects completed On-Budget.

3. **Capital Investment Program Spend**
   - Actual: $812.3
   - Target: $837.9
   - %Var: -3.2%
   - Comments: Completed building assessments as of March 31, 2023: 192 buildings assessed, 20.1 million GSF. Not representative sample, target ranges still under review.

4. **Facility Condition Index**
   - Actual: 0.10
   - Target: 0.11
   - %Var: -9.1%
   - Comments: YTD (March) Occup%: Transient = 93.2%, Permit = 76.1%, Mixed= 77.7% CampusParc uses loop counters to track counts. In high demand we see counts over 100%.

5. **CABS Riders**
   - Actual: 2,006,594
   - Target: 2,204,960
   - %Var: -6.3%
   - Comments: Despite a year-over-year increase in total ridership, year to date ridership did not achieve projected numbers.

6. **Cost of Daily Temporary Parking Space Closures**
   - Actual: $132,478
   - Target: $150,715
   - %Var: -13.2%
   - Comments: Key contributors YTD: 610 Ackerman Roof, DHC (Engie) Projects, Cannon Phase 2, Martha Morehouse Renovation, West Campus - BP 2, the 12th Avenue Garage, Sisson East lot, Dodd Hall- Windows, & Orton Hall.

7. **WOSU Broadcast Audience (Viewers, Listeners)**
   - Actual: 663,638
   - Target: 648,625
   - %Var: -5.1%
   - Comments: WOSU-FM 89.7 jumped to #2 in Columbus Market for February, Classical 101 listeners increased over 22% compared to July-Feb FY22; TV increased 9,000 households from January. Reflects February data. March data not available for distribution.

8. **WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)**
   - Actual: 3,882,533
   - Target: 5,721,982
   - %Var: 15.7%
   - Comments: All digital platforms increased compared to July-Feb FY22 (Unique visitors 19%, Video views 17%, and Streaming 6%). Note, February data is presented. March data not available at time of distribution.

## C. SAFETY

1. **EHS Recordable Accident Rate (CYTD):**
   - Actual: 0.65
   - Target: 0.66
   - %Var: -1.5%
   - Comments: 2023 Calendar YTD

2. **Major On-Campus Crimes**
   - Actual: 174
   - Target: 144
   - %Var: 15.2%
   - Comments: Under target for month; over target YTD; all categories are down except theft of motor vehicle parts

3. **Avg Response Time to In-Progress Calls for Svc**
   - Actual: 5:00
   - Target: 5:00
   - %Var: 0.0%
   - Comments: Below Target Month and YTD

4. **Traffic Accidents Injury**
   - Actual: 21
   - Target: 12
   - %Var: 75.0%
   - Comments: Below Target Month and YTD

5. **Traffic Accidents Non-Injury**
   - Actual: 80
   - Target: 84
   - %Var: 5.0%
   - Comments: Below Target Month; slightly above YTD

6. **Off-Campus Crime Statistics**
   - Actual: 1,212
   - Target: 907
   - %Var: 35.5%
   - Comments: Below Target Month and YTD

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* 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.
Major Project Updates
Projects Over $20M
MAY 2023
## Project Status Report - Current Projects Over $20M

<table>
<thead>
<tr>
<th>PROJECT NAME</th>
<th>CONSTRUCTION COMPLETION DATE</th>
<th>APPROVALS</th>
<th>BUDGET</th>
<th>ON TIME</th>
<th>ON BUDGET</th>
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<td>Pelotonia Research Center</td>
<td>COMPLETE</td>
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<tr>
<td>The James Outpatient Care</td>
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<tr>
<td>Jane E. Heminger Hall and Newton Renovation</td>
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<td>6/23</td>
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<td>Energy Advancement and Innovation Center</td>
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<td>$48.9 M</td>
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<td>Interdisciplinary Health Sciences Center</td>
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<tr>
<td>Combined Heat &amp; Power Plant/District Heating &amp; Cooling Loop</td>
<td>3/24</td>
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<td>Newark – Founders Hall Enhancements</td>
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<td>Wexner Medical Center Inpatient Hospital</td>
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<td><strong>TOTAL – 12 PROJECTS</strong></td>
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<td>$3,367.6 M</td>
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**Legend:**
- **On Track**
- **Watching Closely**
- **Not on Track**
PELOTONIA RESEARCH CENTER

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

PROJECT FUNDING: Auxiliary funds; university funds; university debt; fundraising
PROJECT UPDATE: Partial occupancy inspection granted by the State of Ohio. Large exterior signs to be installed early May. North side exterior plaza will complete in July 2023.

CURRENT BUDGET

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PROJECT SCHEDULE

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<tr>
<td>Facility Opening</td>
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On Budget
On Time
The James Outpatient Care

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

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

CURRENT BUDGET

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<td>Facility Opening – Proton</td>
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CONSULTANTS

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<td>Construction</td>
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<tr>
<td>Facility Opening – Outpatient</td>
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<td>Facility Opening – Proton</td>
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On Budget

On Time
Jane E. Heminger Hall and Newton Renovation

JANE E. HEMINGER HALL AND NEWTON RENOVATION

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

PROJECT FUNDING: University funds; fundraising; state funds

PROJECT UPDATE: The renovation in Newton Hall is ongoing with wall installation complete and the large tiered classroom being readied for concrete. The Newton façade work is nearing completion and will create a much-needed light filled space along Neil Avenue for students, faculty and staff.

CURRENT BUDGET

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<tr>
<td>Construction – Newton</td>
<td>10/22 - 5/23</td>
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<td>Fac Opening - Heminger</td>
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<tr>
<td>Fac Opening – Newton</td>
<td>6/23</td>
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</table>
Arts District

Arts District

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

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

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

CURRENT BUDGET

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PROJECT SCHEDULE

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<td>Facility Opening – DoTFMA</td>
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On Budget - DoTFMA

On Time - DoTFMA
Energy Advancement and Innovation Center

ENERGY ADVANCEMENT AND INNOVATION CENTER

Construct an approximately 66,000 square foot facility centered around diverse collaborations to propel the next generation of convergent energy research and technology incubation. The facility will prioritize passive and active strategies to reduce energy usage and will include the installation of a direct current (DC) microgrid with photovoltaics/solar panels on the roof.

PROJECT FUNDING: Partner funds; university funds
PROJECT UPDATE: Building shell and roof are complete. Structural steel is complete and ready for photovoltaics solar array installation.

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<th>PROJECT SCHEDULE</th>
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<td>Facility Opening</td>
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INTERDISCIPLINARY HEALTH SCIENCES CENTER

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

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

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

CURRENT BUDGET

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CONSULTANTS

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<td>Architect of Record</td>
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PROJECT SCHEDULE

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<tr>
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<td>11/19-1/24</td>
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<tr>
<td>Facility Opening</td>
<td>2/24</td>
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</table>

On Budget
On Time
CHP/DHC

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

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

PROJECT FUNDING: Utility fee

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

CURRENT BUDGET

| Total Project | $289.9 M |

PROJECT SCHEDULE

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

CONSULTANTS

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

On Budget  On Time
Newark Founders Hall Enhancements

NEWARK FOUNDERS HALL ENHANCEMENTS

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

PROJECT FUNDING: University funds; state funds; fundraising, partner funds – COTC
PROJECT UPDATE: Abatement and selective demolition inside of the building has begun. Full demolition started April 2023. Exterior improvements and site work will begin in June 2023.

CURRENT BUDGET

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PROJECT SCHEDULE

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<td>1/23-4/24</td>
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<td>Facility Opening</td>
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On Budget
On Time
Martha Morehouse Facility Improvements

MARTHA MOREHOUSE FACILITY IMPROVEMENTS
Renovate 14 department areas in 6 phases. Phase 1 will renovate the auditorium, update the existing elevators and one additional elevator. Phases 2-6 will construct an 8,500 square foot addition to the north and west, expanding registration, laboratory spaces, and waiting area; renovate 105,000 square feet of existing space including pulmonary rehabilitation, urgent care, OSUWMC perioperative assessment center; comprehensive weight management, food service, and patient drop-off/pick-up canopy.

PROJECT FUNDING: Auxiliary funds
PROJECT UPDATE: Phase 4 construction is ongoing with an anticipated opening date of August 2023. This phase includes west registration, lab, Advanced Immediate Care, OSU Preoperative Assessment Clinic, Comprehensive Weight Management, and BistrOH!

CURRENT BUDGET

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<tr>
<td>Facility Opening - Phased</td>
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Celeste Lab Renovation

CELESTE LAB RENOVATION

Upgrade the building mechanical, electrical and plumbing systems; renovate approximately 18,500 square feet of chemistry labs and support spaces; improve the exterior envelope.

PROJECT FUNDING: University funds; state funds; fundraising

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

<table>
<thead>
<tr>
<th>CURRENT BUDGET</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction w/ Cont</td>
<td>$41.2 M</td>
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<tr>
<td>Total Project</td>
<td>$49.7 M</td>
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<table>
<thead>
<tr>
<th>CONSULTANTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architect of Record</td>
</tr>
<tr>
<td>CM at Risk</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PROJECT SCHEDULE</th>
</tr>
</thead>
<tbody>
<tr>
<td>BoT Approval</td>
</tr>
<tr>
<td>Construction</td>
</tr>
<tr>
<td>Facility Opening</td>
</tr>
</tbody>
</table>

On Budget
On Time
Cannon Drive Relocation – Phase 2

CANNON DRIVE RELOCATION – PHASE 2

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

Work also includes a new signalized intersection at Woody Hayes Drive and the continued expansion of the river park.

PROJECT FUNDING: University debt; auxiliary funds; partner funds
PROJECT UPDATE: Siphon construction underway. Roadway construction began April 2023. Drake Union abatement to begin in June with demolition to occur in the fall.

<table>
<thead>
<tr>
<th>CURRENT BUDGET</th>
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<td>BoT Approval</td>
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<td>8/22 – 12/24</td>
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<tr>
<td>Facility Opening</td>
<td>1/25</td>
</tr>
</tbody>
</table>
Wexner Medical Center Inpatient Hospital

**WEXNER MEDICAL CENTER INPATIENT HOSPITAL**

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

**PROJECT FUNDING:** University debt; fundraising; auxiliary funds

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

<table>
<thead>
<tr>
<th>CURRENT BUDGET</th>
<th>CONSULTANTS</th>
</tr>
</thead>
<tbody>
<tr>
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<td>Walsh-Turner (JV)</td>
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</table>

<table>
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<tr>
<th>PROJECT SCHEDULE</th>
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<tbody>
<tr>
<td>BoT Approval</td>
</tr>
<tr>
<td>Construction</td>
</tr>
<tr>
<td>Facility Opening</td>
</tr>
</tbody>
</table>

- **On Budget**
- **On Time**
Resource Stewardship Update
May 2023
Achieve Carbon Neutrality by 2050

Accomplishments:

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

Other Impacts:

• Air travel and commuting (~45,000 MTCO2e reduction)
Achieve Carbon Neutrality by 2050

Opportunities:

• Strategic Infrastructure Optimization Plan (SIOP)

• Energy Advancement & Innovation Center (EAIC)
Increase the Energy Efficiency of the University per Building Square Foot by 25% by 2025

Accomplishments:

• 46 Energy Conservation Projects (300,000 MMBTU in energy savings)
  • LED conversion
  • Heat recovery chillers

• Division 18 Building Design Standards
Increase the Energy Efficiency of the University per Building Sqr Ft by 25% by 2025

Opportunities:

- ECM program continuation with Ohio State Energy Partners
- Regional campus energy efficiency
- Building energy setback program
- Explore feasibility of solar energy
Reduce Potable Water Consumption by 10% Per Capita Every 5 Years

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

Accomplishments:

• Annual reduction since 2015 - 390 million gallons (savings of $1.2 million/year)
Reduce Potable Water Consumption by 10% Per Capita Every 5 Years

Opportunities:
• Wastewater Reuse and Reclamation Facility RFP Issuance

https://news.emory.edu/features/2020/04/waterhub/
Increase Ecosystem Services Index Score

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

Accomplishments:
• Mirror Lake restoration
• Cannon Drive Phase 1 construction
• FY22 tree planting – 1,000 trees
Increase Ecosystem Services Index Score

Opportunities:
- Framework 3.0
- Cannon Drive Phase 2
- Tree inventory
Reduce Carbon Footprint of University Fleet Per Thousand Miles Traveled

Accomplishments:

• Alternative fuel vehicles - 17.6% (164 out of 930)

• Public electric vehicle charging infrastructure: 12 locations, including 3 regional campuses

• CNG conversion - $1.72 million fuel cost savings to date
Reduce Carbon Footprint of University Fleet Per Thousand Miles Traveled by 25% by 2025

Opportunities:
- Alternative fuel/electric vehicle adoption
- Fuel efficiency standards
- Electric charging infrastructure
Achieve Zero Waste by 2025 by Diverting 90% of Waste Away from Landfills

Accomplishments:

• 40.0% diversion rate
• Ohio Stadium - largest US sports venue to achieve Zero Waste
• Compost program expansion
Achieve Zero Waste by 2025 by Diverting 90% of Waste Away from Landfills

Opportunities:

- Waste infrastructure standardization and expansion
- Waste prevention and purchasing practices
The Ohio State Campus: A Living Laboratory

Opportunities:

- Research and experiential learning collaboration with Sustainability Institute
- Incorporate research advances into campus operations
- Test bed for innovation, partner with Ohio State Energy Partners and leverage Energy Advancement and Innovation Center to research new clean energy technologies
- Align activities across campuses
Several Resource Stewardship Goals End in 2025

Next Steps:
• Annual update in November
• New goals to be shared in November 2024
<table>
<thead>
<tr>
<th>PREPARE</th>
<th>INITIATE</th>
<th>SCENARIOS</th>
<th>DRAFT &amp; FINAL PLAN</th>
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<tr>
<td><strong>FEB 2022</strong></td>
<td><strong>JUNE</strong></td>
<td><strong>JAN 2023</strong></td>
<td><strong>MAY</strong></td>
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<tr>
<td>BOT Approval to begin Framework 3.0</td>
<td>Kick-off Meetings</td>
<td>Scenario Workshop #1</td>
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<td><strong>MAR/APR</strong></td>
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<td><strong>FEB</strong></td>
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<td>RFOs issued</td>
<td>Virtual Listening Sessions</td>
<td>Scenario Workshop #2</td>
<td>Cost Estimates Prioritization</td>
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<td>Interviews</td>
<td><strong>SEPT</strong></td>
<td><strong>MAR</strong></td>
<td><strong>JULY</strong></td>
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<td><strong>MAY</strong></td>
<td>Campus Engagement</td>
<td>Scenario Workshop #3</td>
<td>Project Phasing Develop Tools</td>
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<tr>
<td>Selected Ayers Saint Gross (Framework 2.0, CFAES and Regional Campus Framework Plans)</td>
<td>Draft Planning Principles</td>
<td><strong>APR</strong></td>
<td><strong>AUGUST</strong></td>
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<td>Initial Campus Analysis</td>
<td>Scenario Workshop #4</td>
<td>Final Plan</td>
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<td>Final Approvals</td>
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<td><strong>DEC</strong></td>
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<td>Final Planning Principles</td>
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<td>Concept Plan</td>
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* In Person Workshop
### Parallel Planning

<table>
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<tr>
<th>JANUARY 2023</th>
<th>FEBRUARY 2023</th>
<th>MARCH 2023</th>
<th>APRIL 2023</th>
<th>MAY 2023</th>
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<td>PLANNING</td>
<td>PLANNING</td>
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</tbody>
</table>

- **MED CENTER**
  - FACILITY PLAN
    - Final Scenarios
    - Completed

- **STUDENT LIFE**
  - FACILITIES PLAN
    - Final directors' meetings
    - Completed

- **INFRASTRUCTURE**
  - MASTER PLAN
    - Kicking off
    - Assessments
    - Planning Workshop
    - Draft Plan
    - Final Plan

- **WEST CAMPUS**
  - Envisioning
  - Planning Workshop
  - Draft Plan
  - Final Plan
Development History
Planning Drivers for Framework 3.0

Growing Columbus Region

North Knot Connection

Bus Rapid Transit Connector

Olentangy River Corridor Planning

Higher Education Landscape

Innovation / Partnership Acceleration

Changing Nature of Work And Learning

Changing Nature of Discovery

Resource Stewardship
Framework 3.0 Principles

The physical campus will enhance Ohio State’s position as a leading public university.
Preliminary Areas of Need + Surplus

Existing Space Distribution

- **Academic Offices**
- **Administrative Offices**
- **Office Service**

- **Research Laboratories**
- **Greenhouses**
- **Vivaria**

- **Classrooms**
- **Teaching Laboratories**
- **Library Stack**
- **Physical Education**
- **Clinic**
- **Other Academic**

- **Physical Plant**
- **Other Administrative**

- **Dining**
- **Merchandising**

- **Wellness**
- **Recreation**
- **Student Health**

- **Assembly + Exhibit**
- **Athletics**

- **Collaboration**
- **Study**
- **Meeting**
- **Lounge**

**KEY:**
- Need
- Surplus
- In Balance

**10,391,641 ASF EXISTING**
# Projection Scenarios

<table>
<thead>
<tr>
<th>Category</th>
<th>SCENARIO 1</th>
<th>SCENARIO 2</th>
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<tbody>
<tr>
<td>Undergraduate Students</td>
<td>Decline by 4.2%</td>
<td>Increase by 4.2%</td>
</tr>
<tr>
<td></td>
<td>Approximately 2,000, apply proportionally across colleges</td>
<td>Approximately 2,000, apply proportionally across STEM colleges</td>
</tr>
<tr>
<td>Graduate Professional</td>
<td>Remain level</td>
<td>Remain level</td>
</tr>
<tr>
<td>Graduate Students</td>
<td>Remain level</td>
<td>Increase by 7.3%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Approximately 800+, apply proportionally across STEM colleges</td>
</tr>
<tr>
<td>Faculty</td>
<td>Remain level</td>
<td>Increase by 7.3%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Approximately 300+, apply proportionally across STEM colleges</td>
</tr>
<tr>
<td>Staff / Student Employees</td>
<td>Remain level</td>
<td>Increase by 3.85%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Apply proportionally across STEM colleges, flat across administrative units</td>
</tr>
<tr>
<td>Inpatient Admissions</td>
<td>Moderate Growth</td>
<td>Increase by 3.4%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Average annual discharge growth</td>
</tr>
<tr>
<td>Outpatient Visits</td>
<td>Moderate Growth</td>
<td>Increase by 4.3%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Average annual outpatient growth</td>
</tr>
</tbody>
</table>
Campus Experience

Visitors
Faculty
Staff
Students
Arrival Experience

First Impressions & Everyday Experience

Lane Ave + SR315 (looking east)
315 + Cannon Drive (looking east)
High Street and 11th Ave (looking north)
Lane Ave @ Schottenstein Center (looking east)
Lane Ave + Tuttle Park Place (looking east)
Martha Morehouse
Neil Ave + Annie and John Glenn (looking north)
Kinneer Road
Arrival Experience – Existing Gateways
Placemaking Opportunity Areas

Greater Legibility, Quality, Use, and Accessibility

1. Complete the Oval
2. North Neil Avenue Mall
3. Stadium Surround
4. Riverfront Connectivity
5. Service Corridor – 12th Avenue
6. Arts Plaza
Disparities in Space Quality and Facility Condition

NEW / RENOVATED

AGING

Entry Spaces
Office Spaces
Instruction and Research Spaces
Workplace

**PEOPLE**
*(EMPLOYEES)*

**TIME**
*(SCHEDULES)*

**SPACE**
From Office to Workplace

- **SINGLE SPACE**
  - One Size Fits All
    - Allocations based on title
  - Set Office Hours
    - Productivity measured by time in office
  - Individual
    - Office as status
  - Assigned
    - Ownership
  - Office Suites
    - Gatekeeper mentality

- **PALETTE OF PLACES**
  - Roles + Styles Differ
    - Space driven by functional needs
  - Flexible Schedules
    - Intentional interactions + focus time
  - Collective
    - Place to support a team
  - Shared
    - Ownership
  - Hubs
    - Porous + adaptable

- **Gatekeeper mentality**
- **Porous + adaptable**
Applying New Standards

University Square North
Existing Research Areas

What we heard:

• Access to quality laboratory space is a pain point for many units

• Location of lab space and cores matters more on a campus of this scale

• Desire for rapid growth – 164,000 ASF per year

• Drive national eminence in disciplinary research which is critical for interdisciplinarity

1,627,478 ASF including:

• Research laboratories
• Greenhouse space
• Vivaria
Strategies

Agricultural Sciences

Materials + Manufacturing, Mobility

All = Interdisciplinary

Life Sciences

Natural + Physical Sciences

Health and Life Sciences

Interdisciplinary Materials + Manufacturing, Mobility,
Classrooms

73% of Ohio State’s classrooms have tablet armchairs
Students + Faculty Need

Less of this...

Dense + inaccessible seating

Fixed seating

Tablet armchairs

Front-facing setups
Students + Faculty Need

- Flexible seating
- Space to work together
- Ability to move around the classroom
- Projection + display

More of this...
University Owned and Operated Housing

First and Second Year Experience

UNMET DEMAND

FACILITY QUALITY

DE-DENSIFY ROOMS
Creating Community

**HOUSING**

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

HOUSING

GATHERING

Collaboration
Study
Meeting
Lounge

DINING

WELLNESS

Wellness
Recreation
Student Health

7,249 Beds
5,705 Beds
1,684 Beds
286 Beds

Union
RPAC
Thompson Library
18th Ave Library
Housing Demand

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

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

Public Private Partnerships
Scenario Planning Process

Geographic, Iterative, Interactive
Existing Conditions
North-South Campus Sections

- Existing Barrier
- Adjacent Community
- North-South Sections

[Map of North-South campus sections with labels for Route 315, Olentangy River, CSX Line, and Woody Hayes Drive.]
High Activity Areas + Opportunities for Increased Density/Development

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

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

- Existing Barrier
- Adjacent Community
- Existing Vehicular Connection
- Future Vehicular Connection
- Opportunity Area
- Key Pedestrian Connection
- Existing Hub
- Future Hub
- Open Space Network
- Campus Thresholds & Gateways
Biomedical Materials Engineering Complex (BMEC)
Campbell Hall Renovation
Master Planning and Facilities Committee
May 2023
SUMMARY OF ACTIONS TAKEN

February 16, 2023 – Master Planning & Facilities Committee Meeting

Members Present:

Alexander R. Fischer  Reginald A. Wilkinson  James D. Klingbeil
Alan A. Stockmeister  Pierre Bigby  Robert H. Schottenstein
Elizabeth A. Harsh  Taylor A. Schwein

Members Present via Zoom: N/A

Members Absent:

Hiroyuki Fujita (ex officio)

PUBLIC SESSION

The Master Planning & Facilities Committee of The Ohio State University Board of Trustees convened on Thursday, February 16, 2023, in person at the Longaberger Alumni House on the Columbus campus and virtually over Zoom. Committee Chair Alex Fischer called the meeting to order at 7:59 a.m.

EXECUTIVE SESSION

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

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

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

PUBLIC SESSION

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

Items for Discussion

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

   (See Attachment X for background information, page XX)

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

   (See Attachment X for background information, page XX)

3. Extreme Weather Event Root Cause Analysis: Mr. Conselyea presented work to date on a root cause analysis related to the extreme weather event in December which resulted in flooding and other damage in multiple campus buildings.
4. Inpatient Hospital Column Update: Mr. Jay Kasey provided a public update on the Inpatient Hospital project column incident and associated repairs.

(See Attachment X for background information, page XX)

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

(See Attachment X for background information, page XX)

Items for Action

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

7. Resolution No. 2023-83: Approval of an amendment to the Ohio State Energy Partners Utility System Capital Improvements Plan for Fiscal year 2023:

Steam Vaults Repairs and Replacements – 133-23-LFC

Synopsis: Approval of an amendment to the Ohio State Energy Partners LLC (OSEP) fiscal 2023 capital improvements plan and authorization for OSEP to make capital improvements pursuant to the terms of the First Amended and Restated Long-Term Lease and Concession Agreement for The Ohio State University Utility System dated July 20, 2018, and as amended (the "Agreement"), is proposed.

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

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

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

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

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

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

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

WHEREAS the Master Planning & Facilities Committee has reviewed the project for alignment with all applicable campus plans and guidelines; and
WHEREAS the Finance & Investment Committee has reviewed the project for alignment with the Capital Investment Plan and other applicable financial plans:

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the amendment to the fiscal year 2023 OSEP CIP as outlined in the attached materials; and

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

8. Resolution No. 2023-84: Approval to enter into/increase professional services and enter into/increase construction Contracts:

Approval to Enter Into Professional Services Contracts
Ice Rink Replacement

Approval to Enter Into/Increase Professional Services and Construction Contracts
Energy Advancement and Innovation Center
Riffe – 2nd Floor Classrooms
Roof Renewal FY23-24

Approval to Enter Into/Increase Construction Contracts
Healthy Community Center Renovation
Martha Morehouse Tower HVAC Infrastructure
The James Outpatient Care

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

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

<table>
<thead>
<tr>
<th></th>
<th>Prof. Serv. Approval</th>
<th>Total Requested</th>
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<tbody>
<tr>
<td>Ice Rink Replacement</td>
<td>$2.7M</td>
<td>$2.7M fundraising</td>
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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
WHEREAS in accordance with the attached materials, the University desires to enter into/increase construction contracts for the following projects; and

<table>
<thead>
<tr>
<th>Project</th>
<th>Construction Approval Requested</th>
<th>Total Requested</th>
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<tbody>
<tr>
<td>Energy Advancement and Innovation Center</td>
<td>$0.4M</td>
<td>$1.2M</td>
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<tr>
<td>Riffe 2nd Floor Classrooms</td>
<td>$0.6M</td>
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<td>Roof Renewal FY23-24</td>
<td>$0.7M</td>
<td>$4.8M</td>
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<td>Healthy Community Center Renovation</td>
<td>$4.7M</td>
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<tr>
<td>Martha Morehouse Tower HVAC Infrastructure</td>
<td>$13.4M</td>
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<tr>
<td>The James Outpatient Care</td>
<td>$7.0M</td>
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</tbody>
</table>

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

WHEREAS approval to amend the capital plan for professional services funding for the Ice Rink Replacement project, professional services and construction funding for Riffe 2nd Floor Classrooms project, and additional construction funding for The James Outpatient Care project is requested; and

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

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

NOW THEREFORE
BE IT RESOLVED, that the Board of Trustees hereby approves that the fiscal year 2023 Capital Investment Plan be amended to include additional funding for the Ice Rink Replacement, Riffe 2nd Floor Classrooms and The James Outpatient Care projects;

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

9. Resolution No. 2023-85: Approval for a Perpetual Storm Sewer Easement:

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

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

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

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

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

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

The committee adjourned at 9:33 a.m.
APPROVAL OF INTERIM CAPITAL INVESTMENT PLAN
FOR FISCAL YEAR 2024

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

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

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

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

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

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

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

NOW THEREFORE

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

BE IT FURTHER RESOLVED, That any request for authorization to proceed with any project contained in these recommendations must be submitted individually by the university for approval by the Board of Trustees, as provided for by Board policy.
Table 1 - Prior Commitments - Remaining Spend (As of Apr. 30 Actuals)  

<table>
<thead>
<tr>
<th>Line</th>
<th>Capital Priority</th>
<th>Projected Capital Expenditures</th>
<th>$ in Millions</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>FY2024</td>
<td>FY2025</td>
</tr>
<tr>
<td>1</td>
<td>Arts District</td>
<td>$10.1</td>
<td>$2.7</td>
</tr>
<tr>
<td>2</td>
<td>BMEC Phase 2</td>
<td>$14.3</td>
<td>$27.4</td>
</tr>
<tr>
<td>4</td>
<td>Bus Testing Facility</td>
<td>$3.2</td>
<td>$9.1</td>
</tr>
<tr>
<td>5</td>
<td>Campbell Hall Renovation</td>
<td>$26.6</td>
<td>$27.2</td>
</tr>
<tr>
<td>6</td>
<td>Cannon Drive Relocation - Phase 2</td>
<td>$43.4</td>
<td>$6.5</td>
</tr>
<tr>
<td>7</td>
<td>Celeste Lab Renovation</td>
<td>$9.1</td>
<td>$4.5</td>
</tr>
<tr>
<td>8</td>
<td>Elevator Safety Repairs and Replacements</td>
<td>$2.8</td>
<td>$1.6</td>
</tr>
<tr>
<td>9</td>
<td>Energy Advancement and Innovation Center</td>
<td>$12.8</td>
<td>$1.0</td>
</tr>
<tr>
<td>10</td>
<td>Newark - Founders Hall Enhancements</td>
<td>$12.6</td>
<td>$10.1</td>
</tr>
<tr>
<td>11</td>
<td>Interdisciplinary Health Sciences Center</td>
<td>$32.3</td>
<td>$12.2</td>
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<tr>
<td>12</td>
<td>Interdisciplinary Research Facility</td>
<td>$13.0</td>
<td>$10.9</td>
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<tr>
<td>13</td>
<td>Library Book Depository Phase 3</td>
<td>$9.5</td>
<td>$2.6</td>
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<td>14</td>
<td>Martha Morehouse Facility Improvements</td>
<td>$11.5</td>
<td>$6.1</td>
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<tr>
<td>15</td>
<td>Jane E Heminger Hall and Newton Renovation</td>
<td>$4.3</td>
<td>$-</td>
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<tr>
<td>16</td>
<td>Roof Repairs and Replacements</td>
<td>$4.0</td>
<td>$0.2</td>
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<tr>
<td>18</td>
<td>Vet Med - Equine Arena</td>
<td>$3.2</td>
<td>$6.6</td>
</tr>
<tr>
<td>19</td>
<td>Wexner Medical Center Inpatient Hospital</td>
<td>$329.0</td>
<td>$269.8</td>
</tr>
<tr>
<td>20</td>
<td>WMC Loading Dock Expansion and Renovation</td>
<td>$13.5</td>
<td>$1.3</td>
</tr>
<tr>
<td>22</td>
<td>WMC Outpatient Care New Albany</td>
<td>$1.0</td>
<td>$3.9</td>
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<tr>
<td>23</td>
<td>WMC Outpatient Care Powell</td>
<td>$3.1</td>
<td>$0.9</td>
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<tr>
<td>24</td>
<td>WMC Outpatient Care West Campus</td>
<td>$73.6</td>
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<tr>
<td>25</td>
<td>Wooster - Fisher Aud Renovation</td>
<td>$0.4</td>
<td>$4.0</td>
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<tr>
<td>26</td>
<td>Roll Up Other Projects</td>
<td>$209.8</td>
<td>$134.1</td>
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<tr>
<td>27</td>
<td>Subtotal</td>
<td>$843.2</td>
<td>$546.4</td>
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</table>

Total FY24 CIP: $2,265.3
Table 2 - New Projects Beginning in FY2024

<table>
<thead>
<tr>
<th>Line</th>
<th>Capital Priority</th>
<th>FY2024</th>
<th>FY2025</th>
<th>FY2026</th>
<th>FY2027</th>
<th>FY2028</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Anticipated Spend for CIP Changes</td>
<td>$10.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$10.0</td>
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<tr>
<td>2</td>
<td>Roll up of Small Infrastructure RDM Projects</td>
<td>$16.6</td>
<td>$13.7</td>
<td>$9.5</td>
<td>$0.1</td>
<td>$0.0</td>
<td>$39.9</td>
</tr>
<tr>
<td>3</td>
<td>Small Programmatic Cash Ready</td>
<td>$9.1</td>
<td>$16.9</td>
<td>$8.0</td>
<td>$0.4</td>
<td>$0.0</td>
<td>$34.4</td>
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<tr>
<td>4</td>
<td>WMC/COM - Roll up of Multiple Cash Ready</td>
<td>$197.7</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$197.7</td>
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</table>

New Major Projects

<table>
<thead>
<tr>
<th>Line</th>
<th>Capital Priority</th>
<th>FY2024</th>
<th>FY2025</th>
<th>FY2026</th>
<th>FY2027</th>
<th>FY2028</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>A&amp;S - Biological Sciences Building Upgrades</td>
<td>$0.4</td>
<td>$2.4</td>
<td>$5.3</td>
<td>$4.7</td>
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<td>$15.0</td>
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<tr>
<td>7</td>
<td>A&amp;S - Department of Economics Relocation</td>
<td>$0.8</td>
<td>$3.1</td>
<td>$3.5</td>
<td>$2.3</td>
<td>$0.3</td>
<td>$10.0</td>
</tr>
<tr>
<td>8</td>
<td>FAES - Multispecies Animal Learning Center - Waterman</td>
<td>$4.2</td>
<td>$15.3</td>
<td>$17.4</td>
<td>$11.2</td>
<td>$1.7</td>
<td>$49.8</td>
</tr>
<tr>
<td>9</td>
<td>VET - PET/CT Space Renovation</td>
<td>$1.3</td>
<td>$3.6</td>
<td>$1.6</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$6.5</td>
</tr>
<tr>
<td>10</td>
<td>WMC - Inpatient Hospital Endo/Bronch/Admin Unshelling</td>
<td>$8.0</td>
<td>$18.0</td>
<td>$1.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$27.0</td>
</tr>
<tr>
<td>11</td>
<td>WMC - James Cellular Therapy Lab (Polaris)</td>
<td>$6.8</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$6.8</td>
</tr>
<tr>
<td>12</td>
<td>WMC - James Outpatient Care Buildout</td>
<td>$6.8</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$6.8</td>
</tr>
<tr>
<td>13</td>
<td>WMC - Magnetic Resonance Linear Accelerator &amp; Housing</td>
<td>$6.0</td>
<td>$4.3</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$10.3</td>
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<tr>
<td>14</td>
<td>Grand Total</td>
<td>$267.7</td>
<td>$77.3</td>
<td>$46.3</td>
<td>$18.7</td>
<td>$4.2</td>
<td>$414.2</td>
</tr>
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</table>

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

<table>
<thead>
<tr>
<th>Line</th>
<th>Unit</th>
<th>Local</th>
<th>Fundraising</th>
<th>Grant</th>
<th>Partnership/Other</th>
<th>University Debt</th>
<th>Grand Total</th>
<th>% By Unit</th>
<th>Def. Maint. Addressed</th>
<th>Def. Maint. %</th>
<th>$ in Millions</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Academic Support</td>
<td>$62.1</td>
<td>$31.5</td>
<td>$0.3</td>
<td>$0.5</td>
<td>$15.3</td>
<td>$109.6</td>
<td>26%</td>
<td>$22.9</td>
<td>21%</td>
<td>$353.0</td>
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<tr>
<td>2</td>
<td>Athletics</td>
<td>$14.3</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$14.3</td>
<td>3%</td>
<td>$4.7</td>
<td>33%</td>
<td>$18.7</td>
</tr>
<tr>
<td>3</td>
<td>Infrastructure</td>
<td>$13.4</td>
<td>$0.0</td>
<td>$8.1</td>
<td>$0.5</td>
<td>$3.5</td>
<td>$25.4</td>
<td>6%</td>
<td>$23.4</td>
<td>92%</td>
<td>$0.0</td>
</tr>
<tr>
<td>4</td>
<td>Regional Campuses</td>
<td>$0.2</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$1.7</td>
<td>$0.0</td>
<td>$1.8</td>
<td>0.4%</td>
<td>$1.4</td>
<td>76%</td>
<td>$0.0</td>
</tr>
<tr>
<td>5</td>
<td>Student Life</td>
<td>$14.5</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$14.5</td>
<td>4%</td>
<td>$12.0</td>
<td>83%</td>
<td>$0.0</td>
</tr>
<tr>
<td>6</td>
<td>Wexner Medical Center</td>
<td>$248.6</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$0.0</td>
<td>$248.6</td>
<td>60%</td>
<td>$35.2</td>
<td>14%</td>
<td>$0.0</td>
</tr>
<tr>
<td>7</td>
<td>Grand Total</td>
<td>$353.0</td>
<td>$31.5</td>
<td>$8.4</td>
<td>$2.6</td>
<td>$18.7</td>
<td>$414.2</td>
<td>100%</td>
<td>$99.6</td>
<td>24%</td>
<td>$0.0</td>
</tr>
</tbody>
</table>
APPROVAL OF OHIO STATE ENERGY PARTNERS UTILITY SYSTEM INTERIM CAPITAL IMPROVEMENTS PLAN FOR FISCAL YEAR 2024

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

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

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

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

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

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

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

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

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

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

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that the fiscal year 2024 interim OSEP CIP as outlined in the attached materials; and

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

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

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

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

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

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

1. Life-Cycle Renovations, Repairs, and Replacement Projects ("LFC"): LFC projects are for improvements to existing campus utility system plants and distribution networks.

2. Expansion Projects ("EXP"): EXP projects are to expand the capacity of the campus utility systems or to extend the campus utility systems to new campus facilities.

SUMMARY:

Heating Hot Water Piping Replacement – 36-24-LFC

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

Design Only Cost Request: $ 0.463 M

<table>
<thead>
<tr>
<th>Project Cost Breakdown</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2024 – Design Cost</td>
<td>$ 0.463 M</td>
</tr>
<tr>
<td>FY 2025 – Construction Estimate</td>
<td>$ 1.861 M</td>
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<tr>
<td>FY 2026 – Construction Estimate</td>
<td>$ 3.020 M</td>
</tr>
<tr>
<td>Total Project Cost Estimate</td>
<td>$ 5.344 M</td>
</tr>
</tbody>
</table>
McCracken Cooling Tower Upgrade 93-24-LFC

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

Design and Construction Cost Request: $2.049 M

<table>
<thead>
<tr>
<th>Project Cost Breakdown</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2024 – Design &amp; Construction Cost</td>
<td>$2.049 M</td>
</tr>
<tr>
<td><strong>Total Project Cost</strong></td>
<td>$2.049 M</td>
</tr>
</tbody>
</table>

Steam Vaults Repair and Replacement 133-23-LFC

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

Design Only Cost Request: $0.726 M

<table>
<thead>
<tr>
<th>Project Cost Breakdown</th>
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</thead>
<tbody>
<tr>
<td>FY 2023 – Emergency Construction Cost</td>
<td>$0.697 M</td>
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<tr>
<td>FY 2024 – Design Cost</td>
<td>$0.726 M</td>
</tr>
<tr>
<td>FY 2025 – Construction Estimate</td>
<td>$5.046 M</td>
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<tr>
<td>FY 2026 – Construction Estimate</td>
<td>$4.291 M</td>
</tr>
<tr>
<td><strong>Total Project Cost Estimate</strong></td>
<td><strong>$10.760 M</strong></td>
</tr>
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</table>

OSU Electrical Substation Upgrade 134-23-LFC

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

Construction Cost Request: $2.031 M

<table>
<thead>
<tr>
<th>Project Cost Breakdown</th>
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</tr>
</thead>
<tbody>
<tr>
<td>FY 2023 – Design Cost</td>
<td>$0.192 M</td>
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<tr>
<td>FY 2024 – Construction Cost</td>
<td>$2.031 M</td>
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<tr>
<td><strong>Total Project Cost</strong></td>
<td><strong>$2.223 M</strong></td>
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</table>
South Campus Central Chiller Plant Variable Frequency Drive Replacements 157-24-LFC

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

Design and Construction Cost Request: $1.877 M

<table>
<thead>
<tr>
<th>Project Cost Breakdown</th>
<th>Cost</th>
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</thead>
<tbody>
<tr>
<td>FY 2024 – Design &amp; Construction Cost</td>
<td>$1.877 M</td>
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<tr>
<td>Total Project Cost</td>
<td>$1.877 M</td>
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</tbody>
</table>

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

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

Design Only Cost Request: $0.767 M

<table>
<thead>
<tr>
<th>Project Cost Breakdown</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2024 – Design</td>
<td>$0.767 M</td>
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<td>FY 2025 – Construction Estimate</td>
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<td>$2.672 M</td>
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<tr>
<td>Total Project Cost Estimate</td>
<td>$8.454 M</td>
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Laundry Building Demolition – Utility Systems Decommissioning 181-24-LFC

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

Design and Construction Request: $0.272 M

<table>
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<tr>
<th>Project Cost Breakdown</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2024 – Design and Construction</td>
<td>$0.272 M</td>
</tr>
<tr>
<td>Total Project Cost</td>
<td>$0.272 M</td>
</tr>
</tbody>
</table>

REQUESTED OF THE MASTER PLANNING & FACILITIES AND THE FINANCE & INVESTMENT COMMITTEES: Approval of the resolution.
APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND ENTER INTO/INCREASE CONSTRUCTION CONTRACTS

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS
EAST HOSPITAL – 4TH FLOOR OR UPGRADES

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

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

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

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

<table>
<thead>
<tr>
<th>Prof. Serv. Approval Requested</th>
<th>Construction Approval Requested</th>
<th>Total Requested</th>
</tr>
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<tbody>
<tr>
<td>$1.9M</td>
<td>$20.4M</td>
<td>$22.3M</td>
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Auxiliary funds

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

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<thead>
<tr>
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<tbody>
<tr>
<td>$0.9M</td>
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Fundraising
University funds
University debt

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

<table>
<thead>
<tr>
<th>Construction Approval Requested</th>
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<tbody>
<tr>
<td>$76.4M</td>
<td>$76.4M</td>
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Fundraising
University debt
State funds

<table>
<thead>
<tr>
<th>Construction Approval Requested</th>
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</thead>
<tbody>
<tr>
<td>$49.0M</td>
<td>$49.0M</td>
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</table>

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

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

NOW THEREFORE

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

East Hospital - 4th Floor OR Upgrades
OSU-210545 (REQ ID# EAS210011)

Project Location: East Hospital - Main (398)

- **Approval Requested and Amount**
  - Professional services $1.9M
  - Construction w/contingency $20.4M
  - Total requested $22.3M

- **Project Budget**
  - Professional services $1.9M
  - Construction w/contingency $20.4M
  - Total project budget $22.3M

- **Project Funding**
  - Auxiliary funds

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

- **Project Delivery Method**
  - Construction manager at risk

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

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

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

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

Office of Administration and Planning

May 2023
**Project Data Sheet for Board of Trustees Approval**

**Waterman - Multispecies Animal Learning Center (MALC)**
OSU-180048 (REQ ID# FAES22CO0001)

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

- **Approval Requested and Amount**
  - Professional services $0.9M
  - Total requested $0.9M

- **Project Budget**
  - Professional services TBD
  - Construction w/contingency TBD
  - Total project budget TBD

- **Project Funding**
  - Fundraising, university funds, university debt

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

- **Project Delivery Method**
  - Construction manager at risk

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

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

- **Approval Requested**
  - Approval is requested to increase professional services contracts.

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**Project Team**

- University project manager: Munger, Steve
- AE/design architect: Wellogy
- CM at Risk or Design Builder: Corna Kokosing
Biomedical and Materials Engineering Complex Phase 2
OSU-210274 (REQ ID# ENG219001)

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

- **Approval Requested and Amount**
  - Construction w/contingency $76.4M
  - Total requested $76.4M

- **Project Budget**
  - Professional services $9.6M
  - Construction w/contingency $80.4M
  - Total project budget $90.0M

- **Project Funding**
  - University debt, fundraising, state funds

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

- **Project Delivery Method**
  - Construction manager at risk

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

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

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

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

Office of Administration and Planning

May 2023
Project Data Sheet for Board of Trustees Approval

Campbell Hall Renovation
OSU-210281 (REQ ID# EHE219001)
Project Location: Campbell Hall (018)

- Approval Requested and Amount
  Construction w/contingency $49.0M
  Total requested $49.0M

- Project Budget
  Professional services $5.4M
  Construction w/contingency $55.8M
  Total project budget $61.2M

- Project Funding
  Fundraising, university funds, state funds

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

- Project Delivery Method
  Construction manager at risk

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

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

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

**Project team**
- University project manager: Henderly, Todd
- AE/design architect: Schooley Caldwell
- CM at Risk or Design Builder: Holder Construction
0.1+/- ACRES ON WEST NORWICH AVENUE,
COLUMBUS, FRANKLIN COUNTY, OHIO

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

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

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

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

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

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

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

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

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

Location and Description

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

Property History

The property is currently vested in the City of Columbus.

Purchase of Property

PARE recommends that the university proceed with acquisition of the land upon terms and conditions deemed to be in the best interest of the university. Project expenses, such as title and survey, will be provided by Student Life.
LAWRENCE TOWER ALLEY ACQUISITION
COLUMBUS, FRANKLIN COUNTY, OHIO 43203