

THURSDAY, AUGUST 22, 2024
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

Juan Jose Perez
George Skestos
Alan Stockmeister
Elizabeth A. Harsh
Reginald A. Wilkinson
Pierre Bigby
Robert H. Schottenstein
John W. Zeiger (*ex officio*)

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

Time: 8:00-9:30am

Public Session

ITEMS FOR DISCUSSION

- | | |
|---|-------------|
| 1. <i>Physical Environment Scorecard – Mr. Mark Conselyea</i> | 8:00-8:05am |
| 2. <i>Major Project Updates – Mr. Mark Conselyea</i> | 8:05-8:10am |

ITEMS FOR ACTION

- | | |
|---|-------------|
| 3. Approval of May 2024 Committee Meeting Minutes – Mr. John Perez | 8:10-8:15am |
| 4. Approval of Capital Investment Plan for Fiscal Year 2025 – Mr. Mark Conselyea,
Mr. Michael Papadakis | 8:15-8:20am |
| 5. Approval of Ohio State Energy Partners Utility System Capital Improvements Plan for
Fiscal Year 2025 – Mr. Mark Conselyea | 8:20-8:25am |
| 6. Approval to Enter Into/Increase Professional Services and Enter Into/Increase
Construction Contracts – Mr. Mark Conselyea | 8:25-8:30am |
| 7. Approval for Acquisition of Real Property – 1165 Kinnear Road – Ms. Amanda Hoffsis | 8:30-8:35am |

Executive Session

PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY23 YTD)	FY24 Year-To-Date				FY24 Annual Target (Budget)	Comments
		Actual	Target (Budget)	Target %Var	Actual vs Target		
1. A&P Total Uses (General & Earnings Funds)	\$216,257,253	\$194,602,489	\$195,637,025	-0.5%	▲	\$195,654,312	
B. OPERATIONAL							
1. % Projects Completed On Time >\$200K	95.5%	100.0%	90.0%	11.1%	▬	90.0%	66 of 66 Projects completed On-Time.
2. % Projects Completed On Budget >\$200K	100.0%	100.0%	90.0%	11.1%	▬	90.0%	66 of 66 Projects completed On-Budget.
3. Capital Investment Program Spend*	\$1,110.2	\$904.7	\$1,097.8	-17.6%	▼	\$1,097.8	In Millions. Planned spend impacted by timing of project initiation and billing.
4. Facility Condition Index**	0.11	0.12	0.08	50.0%	▬	0.08	Completed building assessments as of June 30, 2024: 255 buildings assessed, 23.0 million GSF. Not representative sample, target ranges still under review
5. CABS Riders	2,738,308	3,168,098	2,770,000	14.4%	▼	2,770,000	Year-over-year increase in total ridership; year-to-date ridership exceeds projected ridership.
6. WMC Parking Garage Peak Time Occupancy %***	81.4%	75.0%	80.0%	-6.2%	▬	80.0%	YTD (June) Occup%: Transient = 69.7%, Permit = 79.8%, Mixed= 75.5% CampusParc uses loop counters to track counts. In high demand we see counts over 100%.
7. Cost of Daily Temporary Parking Space Closures	\$196,362	\$514,931	\$630,560	-18.3%	▼	\$630,560.00	Key contributors: Cannon Phase 2, Roof Replacements, Dodd Garage, DHC/Engie Projects, Tunnel Top Restoration, VMC Equine Arena, 12th Ave Garage, Sisson Hall Temp Chiller, Kinnear Window Replacement, Kinnear Fire Damage.
8. WOSU Broadcast Audience (Viewers, Listeners)	662,383	691,225	662,383	4.4%	▬	662,383	FY24 YTD TV viewers (households & broad band streaming) up 14.4% from last year; Classical 101 radio listeners up 16.1% YTD from last year
9. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	7,227,241	7,796,015	7,227,241	7.9%	▲	7,227,241	Video views increased 24.8% YTD from last year; Streaming users are down but the length of steaming has increased on both 89.7 (45 min+/user) and Classical 101 (5 hours+/user) from June 2023
C. SAFETY							
1. EHS Recordable Accident Rate (CYTD):	0.56	1.61	1.60	0.6%	▼	1.60	2024 Calendar YTD
2. Major On-Campus Crimes	173	174	238	-26.9%	▼	238	Motor/motorized Vehicle Theft is highest category due to recent inclusion of e-scooters and e-bicycles
3. Avg Response Time to In-Progress Calls for Svc	4:34	4:29	5:00	-14.2%	▼	5:00	Consistently below Target
4. Traffic Accidents Injury	17	36	26	27.8%	▼	26	Recent uptick in motor vehicle accidents, mostly between 7am and 3pm (55% of total)
5. Traffic Accidents Non-Injury	114	110	114	-3.5%	▲	114	Below Target and Prior Year
6. Off-Campus Crime Statistics	1,201	890	1,673	-46.8%	▼	1,673	Below Target & Prior Year; Burglaries, Motor Vehicle Thefts and Theft From Vehicles have all been down

* 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

AUGUST 2024



Project Status Report - Current Projects Over \$20M

PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Martha Morehouse Facility Improvements	11/24	✓	✓	\$51.3 M		
Celeste Lab Renovation	11/24	✓	✓	\$50.5 M		
Cannon Drive Relocation - Phase 2	12/24	✓	✓	\$68.1 M		
Combined Heat & Power Plant/District Heating & Cooling Loop	1/25	✓	✓	\$420.8 M		
Battery Cell Research & Demonstration Center	5/25	✓	✓	\$22.7 M		
Biomedical and Materials Engineering Complex Phase 2	9/25	✓	✓	\$94.3 M		
Wexner Medical Center Inpatient Hospital	10/25	✓	✓	\$1,943.0 M		
Waterman Multispecies Animal Learning Center (MALC)	11/25	✓	✓	\$58.2 M		
Campbell Hall Renovation	4/26	✓	✓	\$61.2 M		
Wexner Medical Center Outpatient Care Powell	4/26	✓	✓	\$183.0M		
Ohio State East Hospital 4th Floor OR Renovation	11/26	✓	✓	\$22.3 M		
TOTAL – PROJECTS				\$2,975.4 M		

On Track
 Watching Closely
 Not on Track

Martha Morehouse Facility Improvements

MARTHA MOREHOUSE FACILITY IMPROVEMENTS

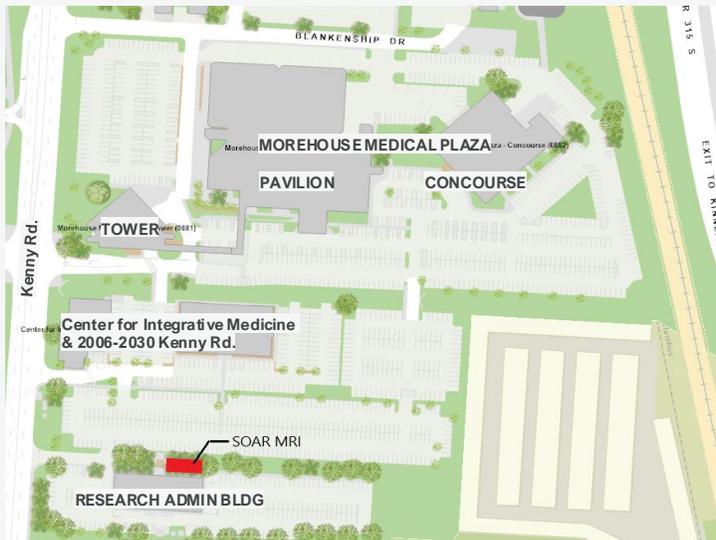


Renovate 14 department areas within Morehouse Pavilion in 5 phases, including 8,500 square feet of building addition and 105,000 square feet of existing space.

State of Ohio Adversity and Resilience (SOAR) study MRI modular unit and 1960 Kenny Road first floor renovation has been added to this project. Scope includes the purchase of the MRI, construction of a modular unit to house the MRI, and the renovation of the 1st floor of the Research Administration Building.

PROJECT FUNDING: Auxiliary funds, Grant Funds (SOAR)

PROJECT UPDATE: The final clinic in Martha Morehouse, Outpatient Rehab, will open in September 2024. SOAR modular MRI unit design is complete. Construction is scheduled to be completed at the end of 2024.



CURRENT BUDGET	
Construction w/ Cont	\$46.5 M
Total Project	\$51.3 M

CONSULTANTS	
Architect of Record	BDTAID
CM at Risk	Elford

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	9/20-11/24
Facility Opening - Phased	12/24

■ On Budget
■ On Time

Celeste Lab Renovation



CELESTE LAB RENOVATION

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

PROJECT FUNDING: University funds; state funds; fundraising

PROJECT UPDATE: Renovations for the final four labs and the 2nd and 3rd floor office suites are complete. The modernization of the passenger elevator will be completed by the end of August 2024. The modernization of the freight elevator will be complete in November 2024.

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

CONSULTANTS	
Architect of Record	BHDP
CM at Risk	Elford

PROJECT SCHEDULE	
BoT Approval	8/18
Construction	7/20-11/24
Facility Opening	11/24

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

Cannon Drive Relocation – Phase 2



CANNON DRIVE RELOCATION – PHASE 2

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

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

PROJECT FUNDING: University debt; auxiliary funds; partner funds

PROJECT UPDATE: Siphon construction is 99% complete. Cannon/Herrick intersection is open. Northwest and West Stadium Lots will be open for fall semester 2024. Drake Union demolition is complete.

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

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

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

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

Combined Heat & Power Plant / District Heating & Cooling Loop



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 central campus.

PROJECT FUNDING: Utility fee

PROJECT UPDATE: Plant operation is not expected until mid-May, although the project team continues to evaluate and implement options to improve the timeline. The team is closely monitoring the budget and actively managing the financial and operational risks.

CURRENT BUDGET	
Total Project	\$420.8 M

PROJECT SCHEDULE	
BoT Approval	8/19
Construction	01/25
Facility Opening	01/25

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

Biomedical and Materials Engineering Complex Phase 2



Biomedical and Materials Engineering Complex Phase 2

This project will demolish Watts Hall (35,500 square feet) and renovate MacQuigg Laboratory (76,300 square feet) and include an addition to MacQuigg. The project will provide facilities for first year engineering, biomedical engineering and materials engineering. It will provide improved building services and create a dynamic and energy efficient facility.

PROJECT FUNDING: State funds, fundraising, university debt

PROJECT UPDATE: Footings and slabs are in progress to support the second stair and elevator tower in the new addition. Demolition of the connector between MacQuigg and Fontana is complete.

CURRENT BUDGET	
Construction w/ Cont	\$84.4 M
Total Project	\$94.3 M

CONSULTANTS	
Architect/Engineer	DLR Group
CM at Risk	Walsh Construction

PROJECT SCHEDULE	
BoT Approval	05/23
Construction	08/23–09/25
Facility Opening	12/25

 On Budget
 On Time

Wexner Medical Center Inpatient Hospital



WEXNER MEDICAL CENTER INPATIENT HOSPITAL

New 1.9M square foot inpatient hospital tower with up to 820 beds in private room settings replacing and expanding on the 440 beds in Rhodes Hall and Doan Hall including an additional 84 James beds. Facilities include state-of-the-art diagnostic, treatment and inpatient service areas including emergency department, imaging, operating rooms, 51 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: Punchlist for lower-level floors began in July 2024 and turnover will begin in October 2024 for lower-level, ground-level, and level 1. Roofing has begun on the level 2 terrace. Canopy steel is underway in Phase 1 of the forecourt, main lobby terrazzo is nearly complete, and the main revolving door was installed.

CURRENT BUDGET	
Construction w/ Cont	\$1,774.2 M
Total Project	\$1,943.0 M

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

PROJECT SCHEDULE	
BoT Approval	2/18
Construction	9/20-10/25
Facility Opening	Q1/Q2 2026

■ On Budget
■ On Time

Waterman Multispecies Animal Learning Center (MALC)



MULTISPECIES LEARNING CENTER

Construction of a new 100,000 square foot animal facility and a new 24,000 square foot dairy to support the College of Food, Agricultural, and Environmental Sciences (CFAES) strategy for Waterman by providing access to animals, educational spaces, technology, equipment, and amenities. Program spaces include animal barns, a multi-purpose indoor arena, teaching, meeting and event spaces.

PROJECT FUNDING: University funds, state funds, fundraising

PROJECT UPDATE: Demolition of the existing barn structures is complete. Grading of the site and the building pad is underway. Long-lead items have been ordered to keep the project on schedule.

CURRENT BUDGET	
Construction w/ Cont	\$49.0 M
Total Project	\$58.2 M

CONSULTANTS	
Architect of Record	Wellogy
CM at Risk	CK Construction

PROJECT SCHEDULE	
BoT Approval	08/23
Construction	02/24-11/25
Facility Opening	11/25

 On Budget
 On Time

Campbell Hall Renovation



CAMPBELL HALL RENOVATION

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

PROJECT FUNDING: State Funding, Fund Raising & Local Funds

PROJECT UPDATE: Demolition, structural steel reinforcement, and temporary electric are now complete. Contractors are currently working on new masonry openings and slab floor leveling in the original 1916 portion of the building. Long lead material orders for switchgear, generator and mechanical equipment have been placed.

CURRENT BUDGET	
Construction w/ Cont	\$48.0 M
Total Project	\$61.2 M

CONSULTANTS	
Architect of Record	Schooley Caldwell
CM at Risk	CK Construction Group

PROJECT SCHEDULE	
BoT Approval	5/23
Construction	07/23 - 04/26
Facility Opening	05/26

- On Budget
- On Time

Wexner Medical Center Outpatient Care Powell



WEXNER MEDICAL CENTER OUTPATIENT CARE POWELL

Construct an approximately 200,000 square foot outpatient facility that will include a five-story medical office building and two-story ambulatory health center which includes imaging, outpatient rehab/PT, endoscopy, and support services.

PROJECT FUNDING: Auxiliary funds

PROJECT UPDATE: Site mobilization and fencing are complete. Site utilities and pavement are underway. Structural steel began in July 2024.

CURRENT BUDGET	
Construction w/ Cont	\$150.4M
Total Project	\$183.0 M

CONSULTANTS	
Architect of Record	DLR
CM at Risk	CK Construction

PROJECT SCHEDULE	
BoT Approval	02/24
Construction	04/24-04/26
Facility Opening	08/26

- On Budget
- On Time

Ohio State East Hospital 4th Floor OR Renovation



OHIO STATE EAST HOSPITAL 4TH FLOOR OR RENOVATION

This project will renovate the existing Operating Rooms (OR) on the 4th Floor of the North Main Hospital Building. This project will go from 10 ORs to 9, as part of a projected 6-phase construction project. The existing operating rooms will be enlarged to meet joint commission requirements, add more designated storage areas, and add additional workspace. Two new air handler units will also be installed.

PROJECT FUNDING: Auxiliary funds

PROJECT UPDATE: Construction will begin mid-November 2024 with enabling efforts prior to impacting any of the OR spaces. First impact to the OR spaces is anticipated to occur in January 2025.

CURRENT BUDGET	
Construction w/ Cont	\$18.2 M
Total Project	\$22.3 M

CONSULTANTS	
Architect of Record	IKM Architects
CM at Risk	Messer

PROJECT SCHEDULE	
BoT Approval	05/23
Construction	11/24-11/26
Facility Opening	11/2026

- On Budget
- On Time



SUMMARY OF ACTIONS TAKEN

May 16, 2024 – Master Planning and Facilities Committee Meeting

Members Present:

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

George A. Skestos
Joshua H.B. Kerner
James D. Klingbeil
Robert H. Schottenstein

Hiroyuki Fujita (ex officio)

Members Present via Zoom: N/A

Members Absent: N/A

PUBLIC SESSION

The Master Planning and Facilities Committee of The Ohio State University Board of Trustees convened on Thursday, May 16, 2024, in person at the Longaberger Alumni House on the Columbus campus. Committee Chair Alan A. Stockmeister called the meeting to order at 7:57 a.m.

Items for Discussion

1. Physical Environment Scorecard: Mr. Jay Kasey, senior vice president, Office of Administration and Planning, 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, Facilities Operations and Development, provided the standard report on all projects over \$20M. The projects on this update that are being watched closely are the Newark Founders Hall project for budget as it comes to completion and the Combined Heat and Power Plant (CHP), which is not on track for both schedule and budget.

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

3. Public Exigency Request: Mr. Mark Conselyea, vice president, Facilities Operations and Development, provided an update on an incident at the Wexner Medical Center Outpatient Care Dublin facility in March which required a request to the Ohio Facilities Construction Commission for a declaration of public exigency. The building was struck by a vehicle because of medical emergency involving the driver. The declaration of public exigency allowed the university to proceed with structural assessments and repairs without going through the required public procurement process.

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

Items for Action

4. Approval of Minutes: No changes were requested to the February 22, 2024, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.



5. Resolution No. 2024-118, Approval of Interim Capital Investment Plan for Fiscal Year 2025:

Synopsis: Authorization and acceptance of the Interim Capital Investment Plan for the fiscal year ending June 30, 2025, is proposed.

WHEREAS the state capital budget for fiscal years 2025 and 2026 has not yet been enacted; 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, 2024 through August 31, 2024; and

WHEREAS the projects for which state capital funding has been requested are included in the Interim Capital Investment Plan but will not proceed until a bill has been enacted allocating funding to the university by the State of Ohio for capital projects; 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 2025 Capital Investment Plan will be presented for consideration at the August 2024 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, 2025; 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.

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

6. Resolution No. 2024-119, Approval of Ohio State Energy Partners Utility System Interim Capital Improvements Plan for Fiscal Year 2025:

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 2025 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, 2024; and

WHEREAS the university has not finalized its capital investment plan for fiscal year 2025; 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 2025 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 2025 capital improvements to the Utility System as outlined in the attached materials.

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

7. Resolution No. 2024-120: Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts:

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS
WATERMAN – INFRASTRUCTURE IMPROVEMENTS
JOC – NUCLEAR MEDICINE EXPANSION

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS
DEPARTMENT OF ECONOMICS RELOCATION TO BRICKER HALL
MICROELECTRONIC COMMONS

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 projects; and

Prof. Serv. Approval Requested	Total Requested
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THE OHIO STATE UNIVERSITY

Waterman – Infrastructure Improvements	\$1.4M	\$1.4M	University funds
JOC – Nuclear Medicine Expansion	\$0.3M	\$0.3M	Auxiliary funds

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
Department of Economics Relocation to Bricker Hall	\$1.0M	\$9.3M	\$10.3M	University funds
Microelectronic Commons	\$0.6M	\$3.7M	\$4.3M	Partner 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.

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

8. Resolution No. 2024-121, Approval for Long-Term Ground Lease of Real Property:

26.70+/- ACRES AT 2575 WEST DUBLIN GRANVILLE ROAD,
FRANKLIN COUNTY, COLUMBUS, OHIO

APPROXIMATELY 1.2 ACRES OF LAND WITHIN PHASE 1A OF THE OHIO STATE UNIVERSITY'S
CARMENTON DISTRICT
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization for a ground lease for The Ohio State University to lease approximately 1.2 acres of land within Phase 1A of the University's Carmenton district to Science and Technology Campus Corporation ("SciTech") for the purposes of developing the Commercialization and Entrepreneurship Center in accordance with Ohio Revised Code Section 123.17 or such other authorizing statute(s).



WHEREAS The Ohio State University seeks to lease approximately 1.2 acres of unimproved real property within the area known as Phase 1A of the University's Carmenton district ("Development Parcel"); and

WHEREAS the developed property will create additional benefits and collaborative opportunities for the university, provide greater economic enrichment and development within Ohio, and enhance the university's preeminence as a major research organization; and

WHEREAS the long-term ground lease of the Development Parcel corresponds with the strategic investment use of land assets, supports the development of the Commercialization and Entrepreneurship Center and contributes to The Ohio State University's current and future planned needs:

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 execution of a long-term ground lease of the Development Parcel of approximately 1.2 acres with SciTech for a term of 40 years, with a renewal option for an additional 40 years, each under such additional terms and conditions deemed to be in the best interest of the university.

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

9. Resolution No. 2024-122, Approval for Space Sublease for the Center for Software Innovation:

SPACE SUBLEASE OF APPROXIMATELY 38,000 SF AT THE COMMERCIALIZATION AND
ENTREPRENEURSHIP CENTER,
CARMENTON DISTRICT, COLUMBUS, OHIO

Synopsis: Authorization for The Ohio State University, as subtenant, to enter into a sublease agreement with the Science and Technology Campus Corporation ("SciTech"), as sublandlord, for approximately 38,000 square feet of space located on Floors 4 and 5 of the building currently known as the Commercialization and Entrepreneurship Center in the university's Carmenton district.

WHEREAS SciTech is negotiating a ground lease from The Ohio State University for a development parcel in the Carmenton district, on which it will develop a five-story building currently known as the Commercialization and Entrepreneurship Center, which will support research and office uses; and

WHEREAS The Ohio State University has received a gift from the Timashev Family Foundation to establish the Center for Software Innovation; and

WHEREAS a portion of the Timashev Family Foundation gift is directed to the creation of a facility for the Center for Software Innovation, and The Ohio State University seeks a long-term sublease for approximately 38,000 square feet of space located on Floors 4 and 5 at the Commercialization and Entrepreneurship Center and shall use gift funds towards such creation:

NOW THEREFORE

BE IT RESOLVED, That the President and/or Senior Vice Presidents for Business and Finance and Administration and Planning be authorized to take any action required to effect the subleasing of approximately 38,000 square feet of space and to negotiate a long-term sublease agreement containing terms and conditions deemed to be in the best interest of the university.

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



10. Resolution No. 2024-123: Approval to Enter Into a Joint Use Agreement:

BETWEEN THE OHIO STATE UNIVERSITY
AND THE UNION COUNTY COMMUNITY IMPROVEMENT CORPORATION

Synopsis: Authorization to enter into a Joint Use Agreement (JUA) with The Union County Community Improvement Corporation (CIC), an Ohio non-profit agency, to document the value and permit the release of funds appropriated in the State Capital Bill to cover rising capital costs and expand their ability to collaborate with The Ohio State University.

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

WHEREAS the Union County CIC will utilize the funds for rising capital costs in the construction of lab, industrial, and office space in Marysville, Ohio; and

WHEREAS The Union County CIC commits to providing unlimited access to the facilities locker/changing rooms for the College of Engineering's faculty and staff to support work in the Automotive Lab and Entrepreneurial Center; and

WHEREAS the terms and conditions for this university use shall be more favorable than the terms and conditions of use by any other entity to a degree that reasonably reflects the magnitude of the university's investment in the Union County CIC facilities for the term of the agreement; and

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

WHEREAS the university's use of Union County CIC space will promote the university's mission to be advance the well-being of the people of Ohio and the global community through the creation and dissemination of knowledge; and

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

NOW THEREFORE

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

(See Appendix X for background information, page XX)

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

EXECUTIVE SESSION

It was moved by Mr. Stockmeister and seconded by Dr. Fujita that the committee recess into executive session to discuss the purchase of property, to consider business-sensitive trade secrets required to be kept



confidential by federal and state statutes, and to consult with legal counsel regarding pending or imminent litigation.

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

The committee entered executive session at 8:26 a.m. The committee adjourned at 9:33 a.m.

DRAFT

APPROVAL OF FISCAL YEAR 2025 CAPITAL INVESTMENT PLAN

SYNOPSIS: Authorization and acceptance of the Capital Investment Plan for the fiscal year ending June 30, 2025, as proposed.

WHEREAS the university has presented the recommended capital expenditures for the fiscal year ending June 30, 2025; and

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves that Capital Investment Plan for the fiscal year ending June 30, 2025, as described in the accompanying documents, be approved; 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.

FY 2025-2029 Final Capital Investment Plan
08/22/2024

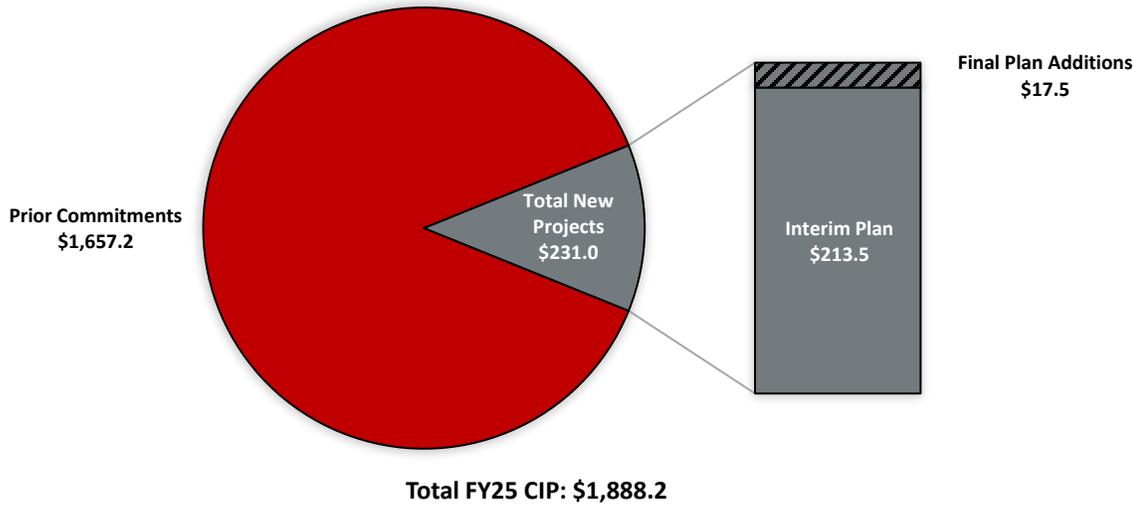


Table 1 - Prior Commitments - Remaining Spend (As of March 31 Actuals)

\$ in Millions

Line	Capital Priority	Projected Capital Expenditures					Total
		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
1	A&S – Arts District	\$ 1.0	\$ 1.8	\$ -	\$ -	\$ -	\$ 2.8
2	A&S – Biological Sciences Building Upgrades	\$ 0.4	\$ 2.4	\$ 5.3	\$ 4.7	\$ 2.3	\$ 15.0
3	A&S – Celeste Lab Renovation	\$ 3.3	\$ 2.3	\$ -	\$ -	\$ -	\$ 5.6
4	A&S – Department of Economics Relocation	\$ 0.4	\$ 3.4	\$ 4.3	\$ 2.3	\$ 0.3	\$ 10.6
5	COE – BEMC Phase 2	\$ 48.1	\$ 25.6	\$ 3.1	\$ -	\$ -	\$ 76.8
6	COE – Bus Testing Facility	\$ 2.5	\$ 9.3	\$ 5.4	\$ 5.3	\$ 2.9	\$ 25.2
7	COM – Interdisciplinary Health Sciences Center	\$ 7.4	\$ 2.6	\$ -	\$ -	\$ -	\$ 10.0
8	EHE – Campbell Hall Renovation	\$ 11.9	\$ 28.0	\$ 13.0	\$ -	\$ -	\$ 52.9
9	ERIK – Battery Cell Research and Demonstration Center	\$ 16.1	\$ 3.3	\$ -	\$ -	\$ -	\$ 19.5
10	ERIK – Pelotonia Research Center	\$ 4.3	\$ 7.3	\$ -	\$ -	\$ -	\$ 11.6
11	FAES – Waterman Multispecies Animal Learning Center	\$ 5.5	\$ 35.1	\$ 12.5	\$ -	\$ -	\$ 53.1
12	FOD – Cannon Drive Relocation – Phase 2	\$ 16.0	\$ 12.7	\$ -	\$ -	\$ -	\$ 28.6
13	Newark – Founders Hall Enhancements	\$ 1.6	\$ 0.5	\$ -	\$ -	\$ -	\$ 2.1
14	VET – PET/CT Space Renovation	\$ 1.2	\$ 3.6	\$ 1.4	\$ -	\$ -	\$ 6.2
15	WMC – Inpatient Hospital	\$ 276.0	\$ 240.4	\$ 65.0	\$ -	\$ -	\$ 581.4
16	WMC – James Cellular Therapy Lab	\$ 1.3	\$ 3.8	\$ 1.7	\$ -	\$ -	\$ 6.8
17	WMC – James Outpatient Care	\$ 25.1	\$ 2.4	\$ -	\$ -	\$ -	\$ 27.4
18	WMC – James Outpatient Care Buildout	\$ 1.3	\$ 3.8	\$ 1.7	\$ -	\$ -	\$ 6.8
19	WMC – Magnetic Resonance Linear Accelerator & Housing	\$ 0.9	\$ 3.2	\$ 3.6	\$ 2.3	\$ 0.3	\$ 10.3
20	WMC – Martha Morehouse Facility Improvements	\$ 14.7	\$ 0.5	\$ -	\$ -	\$ -	\$ 15.2
21	WMC – OSU East 4th Floor OR Renovation	\$ 0.5	\$ 2.7	\$ 10.0	\$ 6.2	\$ -	\$ 19.4
22	WMC – Outpatient Care Powell	\$ 82.8	\$ 74.6	\$ 14.6	\$ -	\$ -	\$ 172.0
23	Wooster – Fisher Aud Renovation	\$ 0.2	\$ 4.4	\$ 3.3	\$ -	\$ -	\$ 7.9
24	Roll Up Other Projects	\$ 263.5	\$ 175.1	\$ 40.1	\$ 6.5	\$ 4.8	\$ 489.9
25	Subtotal	\$ 785.9	\$ 648.8	\$ 184.7	\$ 27.2	\$ 10.6	\$ 1,657.2

FY 2025-2029 Final Capital Investment Plan
08/22/2024

Table 2 - New Projects Beginning in FY2025

\$ in Millions

Line	Capital Priority	Projected Capital Expenditures					Total
		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	
1	Anticipated Spend for CIP Changes	\$ 10.0	\$ -	\$ -	\$ -	\$ -	\$ 10.0
2	Roll up of Small Infrastructure RDM Projects	\$ 39.8	\$ 35.3	\$ 30.5	\$ -	\$ -	\$ 105.6
3	Small Programmatic Cash Ready	\$ 17.2	\$ 23.5	\$ 9.0	\$ 1.3	\$ 0.4	\$ 51.5
4	WMC/COM - Roll up of Multiple Cash Ready	\$ 13.0	\$ 13.0	\$ -	\$ -	\$ -	\$ 26.0
5	New Major Projects						
6	ABA - Schottenstein Center - Scoreboard Replacement	\$ 1.0	\$ 2.8	\$ 1.2	\$ -	\$ -	\$ 5.0
7	ABA - JSC Main Roof Replacement	\$ 1.6	\$ 4.8	\$ 2.1	\$ -	\$ -	\$ 8.5
9	ERIK - Microelectronics Commons	\$ 0.8	\$ 2.4	\$ 1.1	\$ -	\$ -	\$ 4.3
10	FAES - Fisher Auditorium Building Renovation – Wooster	\$ 1.0	\$ 3.6	\$ 4.1	\$ 2.7	\$ 0.4	\$ 11.8
11	FAES - Waterman Infrastructure Project	\$ 0.8	\$ 4.6	\$ 2.8	\$ -	\$ -	\$ 8.3
12	Grand Total	\$ 85.3	\$ 90.1	\$ 50.9	\$ 4.0	\$ 0.8	\$ 231.0

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

\$ in Millions

Line	Unit	Projected Capital Expenditures								% By Unit	Def. Maint. Addressed	Def. Maint. %
		Local	State	Fundraising	Grant	Partnership/ University		Grand Total				
						Other	Debt					
1	Academic Support	\$ 26.7	\$ 6.0	\$ 2.0	\$ 4.3	\$ 2.7	\$ -	\$ 41.7	18.0%	\$ 8.2	19.6%	
2	Athletics	\$ 26.7	\$ -	\$ 0.9	\$ -	\$ -	\$ -	\$ 27.6	11.9%	\$ 16.2	58.8%	
3	Infrastructure	\$ 36.0	\$ 63.7	\$ -	\$ 7.3	\$ -	\$ 3.5	\$ 110.6	47.9%	\$ 91.5	82.8%	
4	Regional Campuses	\$ -	\$ 6.8	\$ -	\$ -	\$ 3.4	\$ -	\$ 10.2	4.4%	\$ 6.5	63.2%	
5	Student Life	\$ 15.0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15.0	6.5%	\$ 12.5	83.0%	
6	WMC/COM	\$ 26.0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26.0	11.2%	\$ 7.9	30.4%	
7	Grand Total	\$ 130.4	\$ 76.5	\$ 2.9	\$ 11.6	\$ 6.1	\$ 3.5	\$ 231.0	100.0%	\$ 142.7	61.8%	

**APPROVAL OF OHIO STATE ENERGY PARTNERS UTILITY SYSTEM CAPITAL
IMPROVEMENTS PLAN FOR FISCAL YEAR 2025**

Utility System Life-Cycle Renovation, Repair and Replacement Projects

Synopsis: Approval of the Ohio State Energy Partners LLC (“OSEP”) utility system capital improvements plan (“OSEP CIP”) for fiscal year 2025; authorization for OSEP to make such capital improvements pursuant to the terms of the First Amended and Restated Long-Term Lease and Concession Agreement for The Ohio State University Utility System dated July 20, 2018, and as amended (the “Agreement”).

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

WHEREAS the Board of Trustees approved an interim fiscal year 2025 OSEP CIP in May 2024, prior to the university’s finalization of its capital investment plan for fiscal year 2025; and

WHEREAS the university has now finalized its capital investment plan for fiscal year 2025; and

WHEREAS the fiscal year 2025 OSEP CIP includes the requests for approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2024; and

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

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

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

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

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

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

NOW THEREFORE

BE IT RESOLVED, That the Board of Trustees hereby approves the fiscal year 2025 OSEP CIP; and

BE IT FURTHER RESOLVED, That the Board of Trustees authorizes OSEP to proceed with these fiscal year 2025 capital improvements to the Utility System as outlined in the attached materials.

BACKGROUND

TOPIC: Approval of Ohio State Energy Partners' ("OSEP") Utility System Capital Improvements Plan for Fiscal Year 2025

CONTEXT: Pursuant to the First Amended and Restated Long-Term Lease and Concession Agreement for The Ohio State University Utility System dated July 20, 2018, and as amended (the "Agreement"), OSEP will fund and implement capital improvements to the Utility System.

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

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

These OSEP capital projects are both categorized as Life-Cycle Renovations, Repair, and Replacement Projects ("LFC"): LFC projects are capital improvements to existing utility system plants and distribution networks.

SUMMARY:

Campus Gas – Building Systems Upgrades 101-25-LFC

Scope: This project will upgrade the natural gas systems necessary to comply with codes and/or the university's Building Design Standards (including gas entrances, building meters, and regulators). Specifically, this project will perform the assessments for 12 buildings connected to master meters #7 and #9, and design and construct updated gas systems for nine buildings on master meters #3 and #4.

Design and Construction Cost Request: \$ 1.761 M

Project Cost Breakdown	Cost
FY 2025 – Design and Construction	\$ 0.659 M
FY 2026 – Construction	\$ 0.565 M
FY 2027 – Construction	\$ 0.537 M
Total Project Cost	\$ 1.761 M

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

Scope: University project (OSU-230499) identified several segments of utility tunnels in need of repair, replacement, or removal. OSEP's project will address the utility facilities in sections of the McCracken North and Bypass tunnels in the Academic Core. The OSEP project scope will be performed by the university under project OSU-230499. This project was previously approved for design.

Construction Cost Request: \$ 7.303 M

Project Cost Breakdown	Cost
FY 2024 – Design	\$ 1.343 M
FY 2025 – Construction	\$ 3.189 M
FY 2026 – Construction	\$ 4.114 M
Total Project Cost Estimate	\$ 8.645 M

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

Project Data Sheet for Board of Trustees Approval

Building Gas System Upgrade FY25

101-25-LFC

Project Location: MM3, MM4, MM7, MM9 Buildings

Approval(s) Requested and Amount

Design	\$0.082 M
Construction w/contingency	\$0.779 M
ENGIE Engineering/PM	\$0.323 M
Total requested	\$1.761 M

• Project Budget

Design	\$0.082 M
Construction w/contingency	\$1.355 M
ENGIE Engineering/PM	\$0.323 M
Total project budget*	\$1.761 M

*construction funding for MM7/9 not reflected in this cost build-up; must complete pre-design first.

• Project Funding

OSEP Financed	\$1.761 M
University	\$0.000 M

• Project Schedule

BoT design Approval	08/24
Design	08/24 – 03/25
BoT construction approval	08/24
Construction	08/24 – 06/27
Completion/full operation	06/27

• Project Delivery Method

Design – Karpinski
Construction – Precision

• Project Scope

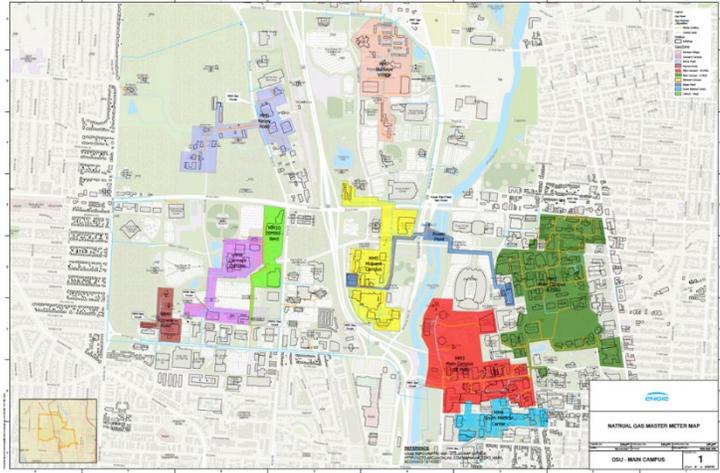
Assess buildings fed from MM7/9 to identify natural gas system inadequacies and ensure compliance with PUCO standards. Repair issues identified during pre-design for buildings remaining to complete construction on MM3/4.

• Project Risks and Impacts

At the completion of this final phase of the natural gas building upgrades series, all campus buildings will be in compliance with PUCO standards. The majority of risk for this project relies in unknowns given the lack of reliable data on NG building equipment. Additional risks include gas leaks which may lead to minor service interruptions.

• Approval Requested

- Requesting approval for pre-design (MM7, MM9) and construction (MM3, MM4 remaining bldgs).
- Will request construction approval for MM7 and 9 off-cycle.



project team

- OSEP project manager: Kaiya Weston
- AE/design architect: Karpinski
- General Contractor: Precision

Project Data Sheet for Board of Trustees Approval

Tunnel Utility Upgrades McCracken North and Bypass Sections

185-24-LFC

Project Location: North McCracken Tunnel

- **Approval(s) Requested and Amount**

Design	\$0.00 M
Construction w/contingency	\$7.30 M ^(1,2)
<hr/>	
Total requested	\$7.30 M ^(1,2)

- **Project Budget**

Design	\$1.34 M
Construction w/contingency	\$7.30 M ^(1,2)
<hr/>	
Total project budget	\$8.65 M ^(1,2)

(1) Updated prices based on estimate provided by OSU.

(2) No contingency is considered per OSU's request on March 19, 2024.



- **Project Funding**

OSEP Financed	\$7.30 M ^(1,2)
University	\$0.00 M

- **Project Schedule**

BOT design Approval	05/24
Design	01/24 – 08/24
BOT construction approval	08/24
Construction	01/25 – 06/26
Completion/full operation	06/26

- **Project Delivery Method**

Design-Bid-Built

- **Project Scope**

OSU is performing structural repairs/improvements to the North McCracken tunnel and abandoning the McCracken Bypass tunnel. OSEP funds will be used to support Utility system upgrades associated with the OSU tunnel project.

- Remove and replace approx. 810 feet of steam pipes including anchors, pipe supports, steam traps, insulation, and piping components.
- Remove and replace approx. 700 feet of condensate pipes including anchors, pipe supports, insulation, and piping components.
- Abate, remove and replace approx. 760 feet of heating hot water pipes including anchors, pipe supports, insulation, and piping components.
- Construct a new steam vault at the intersection of the N. McCracken and N. Neil Ave. tunnels.

- **Project Risks and Impacts**

- Outages to be coordinated with OSU stakeholders.
- Vehicle and pedestrian traffic reroutes, MOT plans for vehicles and pedestrians on Millikin Rd.

- **Approval Requested**

- Approval for design received for FY24. Requesting approval for construction in FY25.

project team

- OSEP project manager: Francisco D. Saavedra
- AE/design architect: RMF Engineering
- General Contractor: DBB – To be determined

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

**APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS
DHLRI – FIRE AND HVAC SYSTEM RENEWAL**

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

AIRPORT CAPITAL IMPROVEMENTS
COLLEGE ROAD REBUILD
RHODES 3RD FLOOR LAB EXPANSION
RIFFE 2ND FLOOR CLASSROOMS
TUNNEL REHABILITATION PHASE 1

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

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

	Prof. Serv. Approval Requested	Total Requested	
DHLRI – Fire and HVAC System Renewal	\$1.8M	\$1.8M	University funds

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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
Airport Capital Improvements	\$0.3M	\$7.6M	\$7.9M	University debt Partner funds
College Road Rebuild	\$0.8M	\$4.7M	\$5.5M	University debt
Rhodes 3 rd Floor Lab Expansion	\$0.6M	\$4.1M	\$4.7M	Auxiliary funds
Riffe 2 nd Floor Classrooms	\$0.3M	\$2.7M	\$3.0M	University funds
Tunnel Rehabilitation Phase 1	\$0.7M	\$30.5M	\$31.2M	University funds University debt State funds Partner 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.

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

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

DHLRI - Fire and HVAC System Renewal

OSU-250026 (REQ ID# FOD251001)

Project Location: Davis Heart and Lung Research Institute (0113)

- **Approval Requested and Amount**

Professional services	\$1.8M
Total project budget	\$1.8M

- **Project Budget**

Professional services	\$1.8M
Construction	TBD
Total project budget	TBD

- **Project Funding**

University Funds

- **Project Schedule**

BoT professional services approval	08/24
Design	11/24 – 11/25
BoT construction approval	TBD
Construction	TBD
Facility opening	TBD

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY25 Capital Investment Plan.

- **Project Scope**

- Fume hoods and atrium smoke system share the same exhaust system, which no longer meets life safety code; modifications will allow for safe building exhaust and egress.
- Total project scope, cost, and schedule will be validated during design.

- **Approval Requested**

- Approval is requested to enter into professional services contracts.



- **project team**

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

Project Data Sheet for Board of Trustees Approval

Airport Capital Improvements

OSU-240504 (ENG25APT9001, ENG25APT9002, ENG25APT9004, ENG25APT9014, ENG25APT9015)

Project Location: OSU Airport

- **Approval Requested and Amount**

Professional services	\$0.3M
Construction w/contingency	\$7.6M
Total requested	\$7.9M

- **Project Budget**

Professional services	\$0.3M
Construction w/contingency	\$7.6M
Total project budget	\$7.9M

- **Project Funding**

University debt, Partner funds (FAA, ODOT)

- **Project Schedule**

BoT professional services approval	08/24
BoT construction approval	08/24
Design	09/24 – 01/26
Construction	03/26 – 11/26
Facility opening	12/26



- **Project Delivery Method**

General Contracting

- **Planning Framework**

- The projects are included in the FY25 Capital Investment Plan.
- The projects will enhance airport facilities and infrastructure.

- **Project Scope**

- Scope includes multiple projects identified in the Airport Master Plan bundled together to provide efficiency in delivery and align with FAA funding cycle requirements.
- This collection of projects will include Phase 2 of the Taxiway A rehabilitation, airfield runway lighting improvements, and design & construction of a community storage hangar.

- **Approval Requested**

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

- **project team**

University project manager: Hyde, Carrie
AE/design architect: Crawford, Murphy & Tilly
CM at Risk or Design Builder: TBD

Project Data Sheet for Board of Trustees Approval

College Road Rebuild

OSU-250061 (REQ ID# A&P250001)

Project Location: **Site-see project information

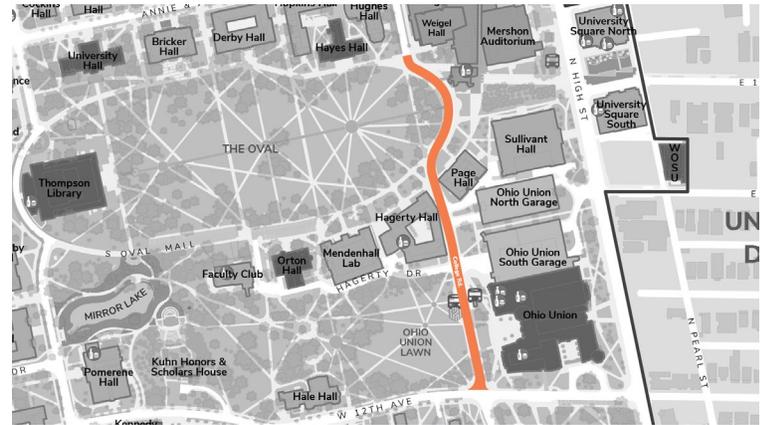
- **Approval Requested and Amount**

Professional services	\$0.8M
Construction w/contingency	\$4.7M
Total requested	\$5.5M
- **Project Budget**

Professional services	\$0.8M
Construction w/contingency	\$4.7M
Total project budget	\$5.5M
- **Project Funding**

University debt
- **Project Schedule**

BoT professional services approval	08/24
BoT construction approval	08/24
Design	10/24 – 09/25
Construction	05/26 – 09/26
Opening	09/26



- **Project Delivery Method**

General Contracting
- **Planning Framework**
 - This project is included in the FY25 Capital Investment Plan.
- **Project Scope**
 - The project will rebuild College Road between 12th Avenue and the north edge of the Oval, including hardscape improvements between Page Hall and the Timashev Family Music Building.
 - Utility infrastructure within the limits of the roadway will be evaluated and replaced as necessary.
- **Approval Requested**
 - Approval is requested to enter into professional services and construction contracts.

-
- **project team**

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

Project Data Sheet for Board of Trustees Approval

Rhodes - 3rd FI Lab Expansion

OSU-221149 (REQ ID# LAB220004)

Project Location: Rhodes Hall (0354)

- **Approval Requested and Amount**

Professional services	\$0.6M
Construction w/contingency	\$4.1M
Total requested	\$4.7M

- **Project Budget**

Professional services	\$0.6M
Construction w/contingency	\$4.1M
Total project budget	\$4.7M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

Design	12/22 – 03/24
BoT professional services approval	08/24
BoT construction approval	08/24
Construction	08/24 – 02/26
Facility opening	07/26

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project is included in the FY23 and FY24 Capital Investment Plans.
- The project supports the expansion of the current Rhodes 3rd floor lab to support all patient lab testing including the spaces in the new inpatient tower.

- **Project Scope**

- The project consists of multiple phases to allow the lab to remain operational and includes several enabling projects, such as relocating a pyxis room, crash cart storage room, EVS room, and renovations of two ADA restrooms.
- Early phases will be completed prior to the opening of the new inpatient tower to allow for full lab functionality.

- **Approval Requested**

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



- **project team**

University project manager: Radabaugh, Alexandra
AE/design architect: IKM Architects
CM at Risk or Design Builder: Marker Construction

Project Data Sheet for Board of Trustees Approval

Riffe - 2nd Floor Classrooms

OSU-230433 (REQ ID# PHR2200004)

Project Location: Riffe Building (0266)

- **Approval Requested and Amount**

Professional services	\$0.3M
Construction w/contingency	\$2.7M
Total requested	\$3.0M

- **Project Budget**

Professional services	\$0.9M
Construction w/contingency	\$7.5M
Total project budget	\$8.4M

- **Project Funding**

University funds

- **Project Schedule**

BoT professional services approval	02/23
BoT construction approval	02/23
Design	12/23 – 06/24
Construction	09/24 – 10/25
Facility opening	10/25

- **Project Delivery Method**

Design Build

- **Planning Framework**

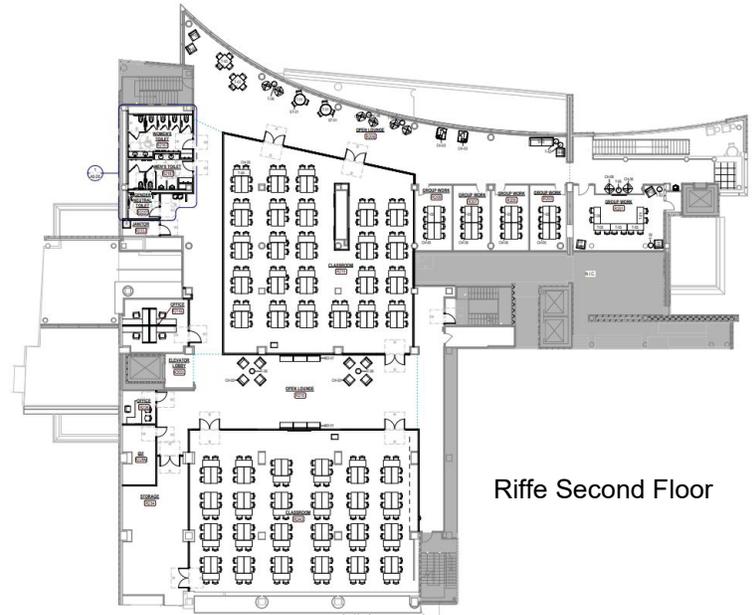
- This project was included in the FY22 & FY25 Capital Investment Plans.

- **Project Scope**

- The project utilizes space vacated by University Libraries to create two new active learning classrooms, allowing curriculum currently delivered in auditorium space to meet modern standards for Undergraduate and PharmD programs.
- The new space will have open and flexible seating, upgraded finishes, and provide ADA accessibility.
- The proposed increase will address scope changes related to restroom requirements, expanded technology needs and IT infrastructure, and final classroom and support space design.

- **Approval Requested**

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



- **project team**

University project manager: Vetrano, Christina
AE/design architect: M+A Design
CM at Risk or Design Builder: TBD

Project Data Sheet for Board of Trustees Approval

Tunnel Rehabilitation Phase I

OSU-230499 (REQ ID# FOD230015)

Project Location: **Site-see project information

- **Approval Requested and Amount**

Professional services	\$0.7M
Construction w/contingency	\$30.5M
Total requested	\$31.2M

- **Project Budget**

Professional services	\$2.7M
Construction w/contingency	\$26.8M
OSEP/ENGIE scope	\$11.5M
Total project budget	\$41.0M

- **Project Funding**

Univeristy funds, University debt, State funds, Partner funds (OSEP/ENGIE)

- **Project Schedule**

Design	04/23 – 10/24
BoT professional services approval	11/23
BoT construction approval	11/23
Construction	05/24– 11/25
Facility opening	11/25

- **Project Delivery Method**

General Contracting

- **Planning Framework**

- This project is included in the FY23, FY24 and FY25 Capital Investment Plans.

- **Project Scope**

- The first phase of a multiphase project to address deferred maintenance including structural repairs, removal of asbestos containing materials, drainage and water infiltration damage.
- The work will occur in the McCracken tunnel segment in the Academic core near McCracken Power Plant, Cockins Hall, Math Building, Math Tower and 209 W. 18th.
- Scope will also include waterline replacements and hardscape improvements at a north section of the Oval near Hughes, Hayes, Derby, Bricker and University Halls.
- Includes OSEP utility scope within the tunnels needed to preserve campus operations.

- **Approval Requested**

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



- **project team**

University project manager: Stazzone, Al

AE/design architect: RMF Engineering

CM at Risk or Design Builder: MW Campus Bid Package - McDaniel's Construction; McCracken Bid Package - TBD

APPROVAL FOR ACQUISITION OF REAL PROPERTY

4.16 +/- ACRES AT 1165 KINNEAR ROAD,
FRANKLIN COUNTY, COLUMBUS, OHIO

Synopsis: Authorization to purchase real property located at 1165 Kinnear Road, Franklin County, Columbus, Ohio, is proposed.

WHEREAS The Ohio State University seeks to purchase approximately 4.16 acres of improved real property located at 1165 Kinnear Road, Franklin County, Columbus, Ohio, identified as Franklin County parcel number 130-011588-00 and which is bordered to the east and west by property owned by The Ohio State University; and

WHEREAS the university has been leasing the property for office, storage, shop and technical services, supporting the university since 2006; and

WHEREAS the University has identified this site as needed for long term strategic purposes consistent with the Framework Plan:

NOW THEREFORE

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

**APPROVAL FOR PURCHASE OF REAL PROPERTY
1165 KINNEAR ROAD, FRANKLIN COUNTY, COLUMBUS, OHIO
BOARD BACKGROUND**

Background

The Ohio State University has been leasing the property at 1165 Kinnear Road since 2006. The lease includes an approximately 90,000 square foot building which is fully utilized by various OSU departments. Facilities Operations and Development (FOD) along with University Libraries are primary occupants. FOD uses the space for storage, shops, offices and training. University Libraries occupies improved space in the building for its technical services which includes restoration and digitization studios. The current 20-year lease will expire January 31, 2026.

The lease is “triple-net” with the university paying real estate taxes, utilities, repairs and maintenance. Under the lease, the university has the right to purchase the Property at term expiration. Acquiring the property in advance of expiration, or no later than expiration, will secure the university’s continued use and allow the university to file for real estate tax exemption.

Acquisition of this property is consistent with the Framework Plan and overall investment strategy to align land/facilities with current and future needs.

Locations and Description

The subject property consists of approximately 4.16 acres and includes an approximately 90,000 square foot building. The property is located at 1165 Kinnear Road, Columbus, Ohio, and is identified as Franklin County parcel number 130-011588-00. The subject parcel is bordered to the east and west by property owned by The Ohio State University.

Property History

The property has been leased by the university since 2006 and used for office, storage, shop and technical services by numerous university units.

Purchase of Property

Planning, Architecture and Real Estate recommends that the university proceed with the acquisition upon terms and conditions deemed to be in the best interest of the university.



1165 KINNEAR RD
 OSU PROPERTY

ACQUISITION OF 4.162 ACRES OF REAL PROPERTY
1165 KINNEAR RD
COLUMBUS, FRANKLIN COUNTY, OHIO 43210
PARCEL ID #130-011588

Prepared By: The Ohio State University
 Facilities Information and Technology Services (FITS)
 Issue Date: July 23, 2024
 The Ohio State University Board of Trustees