

WEDNESDAY, DECEMBER 3, 2025
MASTER PLANNING AND FACILITIES COMMITTEE MEETING

Juan Jose Perez, chair
George A. Skestos, vice chair
Elizabeth A. Harsh
Reginald A. Wilkinson
Pierre Bigby
Bradley R. Kastan
Kendall C. Buchan
Robert H. Schottenstein
Keith Myers
John W. Zeiger (*ex officio*)

Location: Mount Leadership Room, Longaberger Alumni House
2200 Olentangy River Road, Columbus, OH 43210

Time: 12:00-2:30 p.m.

Public Session

12:00-12:15 p.m.

ITEM FOR DISCUSSION

1. *Annual Report – Facilities Improvement Projects – Ms. Kristin Poldemann* 12:00-12:05 p.m.

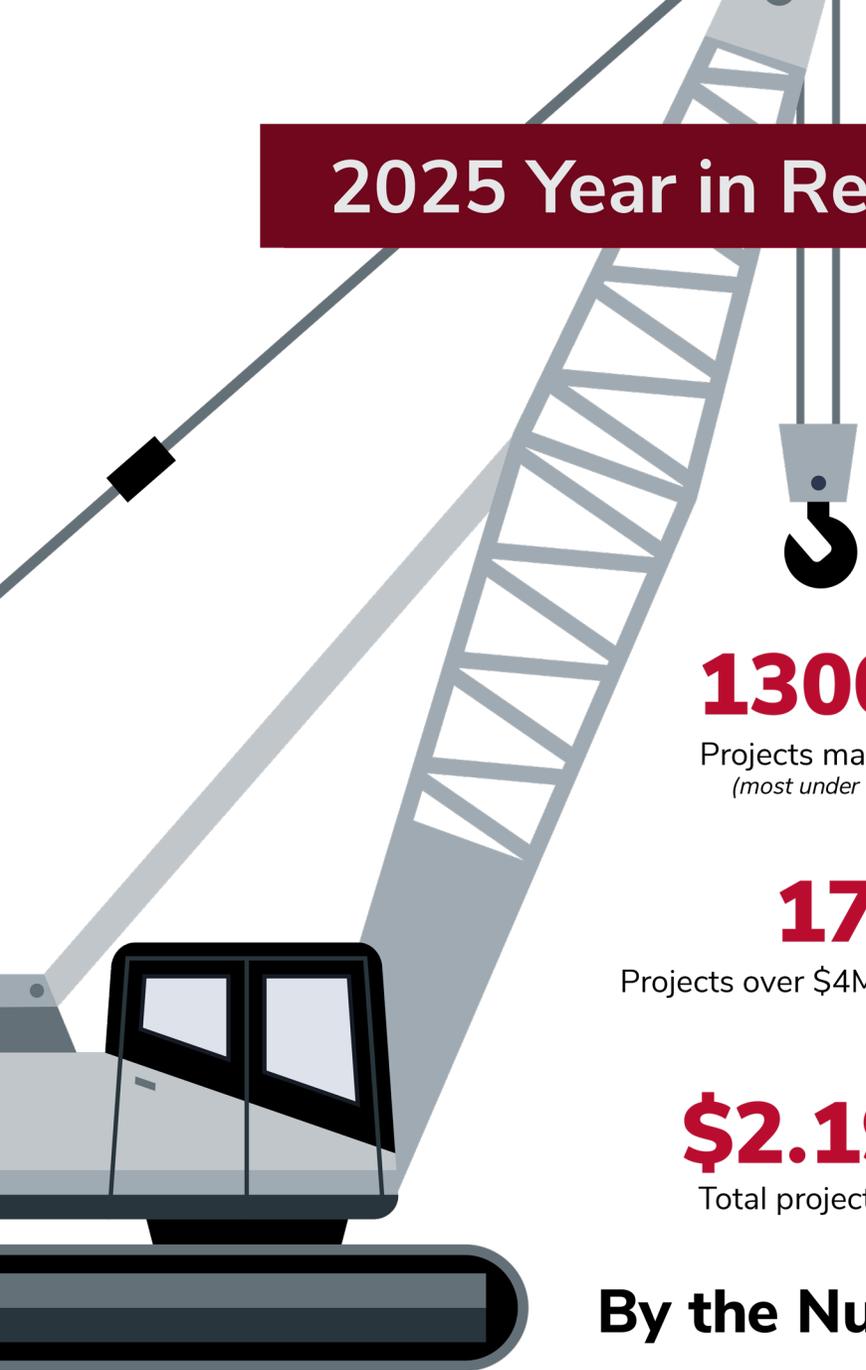
ITEMS FOR ACTION

2. Approval of July 2025 Committee Meeting Minutes – Mr. John Perez
3. Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts – Mr. Chris Kabourek 12:05-12:10 p.m.
4. Approval for Acquisition of Real Property – 941 Chatham Lane – Mr. Chris Kabourek 12:10-12:15 p.m.
5. *Written Reports (Background Only)*
- a. *Physical Environment Scorecard*
 - b. *Major Project Updates*

Executive Session

12:15-2:30 p.m.

2025 Year in Review: Facilities Design and Construction



1300+

Projects managed
(most under \$4M)

17

Projects over \$4M completed

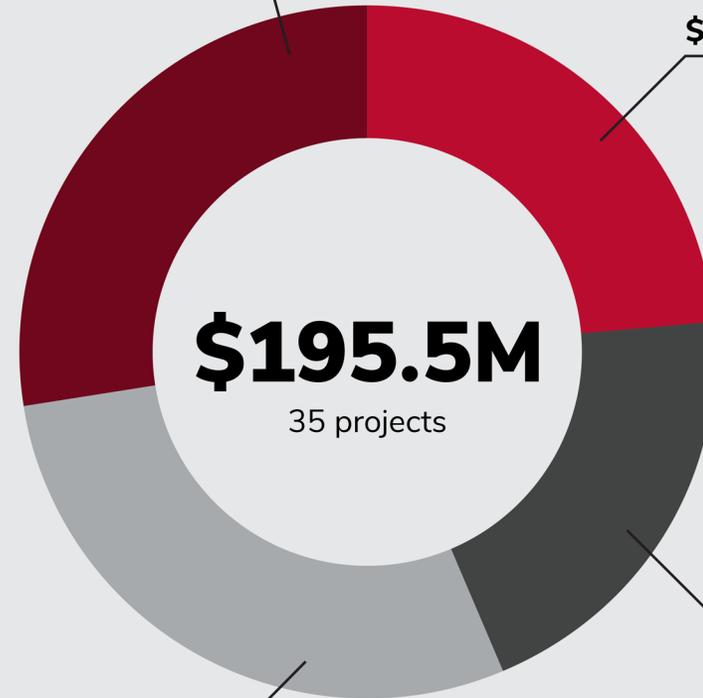
\$2.19B

Total project value

By the Numbers

\$53.6M (8 proposed projects)

\$46.2M (8 projects)



- February
- May
- August
- December

\$39.1M (9 projects)

\$56.6M (10 projects)

2025 Board Action

2025 Year in Review: Facilities Design and Construction

Completed Projects Over \$4M

Projects (17)	Completion Date	On Time	On Budget
James – Ethos Linear Accelerator	1/25	✓	✓
VMC PET-CT Space Renovation	3/25	✓	✓
Outpatient Upper Arlington – Community Center	4/25	✓	✓
Celeste Lab Renovation	6/25	✓	✓
James Outpatient – Ortho Sarcoma and Rehab Buildout	8/25	✓	✓
East Hospital Dock Expansion	8/25	✓	✓
Hilliard Community Center	9/25	✓	✓
Wexner Medical Center Inpatient Hospital	9/25	✓	✓
James Outpatient – Advanced Imaging Linac	10/25	✓	✓
Riffe – 2nd Floor Classrooms	11/25	✓	✓
Battery Cell Research & Demonstration Center	11/25	✓	✓
WMC Loading Dock Expansion and Renovation	12/25	✓	✓
Outpatient East – New West Parking Lot	12/25	✓	✓
Waterman Multispecies Animal Learning Center (MALC)	12/25	✓	✓
Bricker – Department of Economics Relocation	12/25	✓	✓
Roof Renewal FY23-24	12/25	✓	✓
Microelectronic Commons	12/25	✓	✓



SUMMARY OF ACTIONS TAKEN

July 30, 2025 – Master Planning and Facilities Committee Meeting

Members Present:

Juan Jose Perez
Reginald A. Wilkinson
Pierre Bigby

Bradley R. Kastan
Kendall C. Buchan

Robert H. Schottenstein
Keith Myers

Members Present via Zoom:

George A. Skestos (arr. 1:59 p.m.)

Members Absent:

Elizabeth A. Harsh

John. W. Zeiger (ex officio)

EXECUTIVE SESSION

The Master Planning and Facilities Committee of The Ohio State University Board of Trustees convened on Wednesday, July 30, 2025, in person at Longaberger Alumni House on Ohio State's Columbus campus. Committee Chair John Perez called the meeting to order at 1:57 p.m.

It was moved by Mr. Perez and seconded by Dr. Wilkinson that the committee recess into executive session to consider business-sensitive trade secrets and to consult with legal counsel regarding pending litigation. A roll-call vote was taken, and the committee voted to move into executive session with the following members present and voting: Mr. Perez, Dr. Wilkinson, Mr. Bigby, Mr. Kastan, Dr. Buchan, Mr. Schottenstein and Mr. Myers. Mr. Skestos was not present for this vote.

The committee entered executive session at 1:59 p.m. and reconvened in public session at 4:24 p.m.

PUBLIC SESSION

Items for Action:

1. Approval of Minutes: No changes were requested to the May 2, 2025, meeting minutes; therefore, a formal vote was not required, and the minutes were considered approved.
2. Resolution No. 2026-21: Approval of Fiscal Year 2026 Capital Investment Plan:

Synopsis: Authorization and acceptance of the Capital Investment Plan for the fiscal year ending June 30, 2026, as proposed.

WHEREAS the university has presented the recommended capital expenditures for the fiscal year ending June 30, 2026; and

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



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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, 2026, 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.

(See Appendix X for background information, page XX)

3. Resolution No. 2026-22: Approval to Enter Into/Increase Professional Services and Enter Into/Increase Construction Contracts:

APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS

- BLANKENSHIP HALL UPGRADES
- BRAIN AND SPINE HOSPITAL – LOWER-LEVEL RENOVATION
- DOAN HALL – PET/CT REPLACEMENT
- OUTPATIENT CARE EAST – CLINIC RENOVATIONS & RELOCATIONS

APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS

- EAST HOSPITAL – CHILLER & COOLING TOWER REPLACEMENT
- HERRICK DRIVE REBUILD
- 1922 CLUB
- POLARIS MEP UPDATES
- 600 ACKERMAN – SPECIALTY PHARMACY EXPANSION

APPROVAL TO INCREASE CONSTRUCTION CONTRACTS

- 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/increase professional services contracts for the following projects; and

	Prof. Serv. Approval Requested	Total Requested	
Blankenship Hall Upgrades	\$1.2M	\$1.2M	University funds
Brain and Spine Hospital – Lower-Level Renovation	\$0.3M	\$0.3M	Auxiliary funds
Doan Hall – PET/CT Replacement	\$0.4M	\$0.4M	Auxiliary funds
Outpatient Care East – Clinic Renovations & Relocations	\$1.1M	\$1.1M	Auxiliary funds



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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

	Prof. Serv. Approval Requested	Construction Approval Requested	Total Requested	
East Hospital – Chiller & Cooling Tower Replacement	\$1.2M	\$5.8M	\$7.0M	Auxiliary funds
Herrick Drive Rebuild	\$0.6M	\$3.4M	\$4.0M	University debt
1922 Club	\$0.2M	\$14.3M	\$14.5M	University debt Auxiliary funds
Polaris MEP Updates	\$0.8M	\$6.6M	\$7.4M	Auxiliary funds
600 Ackerman – Specialty Pharmacy Expansion	\$1.2M	\$14.0M	\$15.2M	Auxiliary funds

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

	Construction Approval Requested	Total Requested	
Tunnel Rehabilitation Phase 1	\$5.5M	\$5.5M	University debt University funds 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.

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)

4. Resolution No. 2026-23: Approval of Ohio State Energy Partners Utility System Capital Improvements Plan for Fiscal Year 2026:

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 2026; authorization for OSEP to make such capital improvements pursuant to the terms of the First Amended and Restated Long-Term Lease and



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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 2026 OSEP CIP in May 2025, prior to the university's finalization of its capital investment plan for fiscal year 2026; and

WHEREAS the university has now finalized its capital investment plan for fiscal year 2026; and

WHEREAS the fiscal year 2026 OSEP CIP includes the requests for approval of these utility system capital improvement projects for the fiscal year beginning July 1, 2025; 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 2026 OSEP CIP; and

BE IT FURTHER RESOLVED, That the Board of Trustees authorizes OSEP to proceed with these fiscal year 2026 capital improvements to the Utility System as outlined in the attached materials.

(See Appendix X for background information, page XX)

5. Resolution No. 2025-24: Approval for Disposition of Real Property:

THAYER ROAD
BATH TOWNSHIP, ALLEN COUNTY, OHIO

Synopsis: Authorization to sell real property located along Thayer Road, Bath Township, Allen County, Ohio, is proposed.

WHEREAS The Ohio State University seeks to sell 5.369 acres along Thayer Road, Bath Township, Ohio, identified as Allen County parcel number 37-3500-02-001.000, to Allen County so they may improve and widen Thayer Road; and



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WHEREAS the sale of this property corresponds with the strategic investment and divestment of land assets in support of the university's current and future needs; and

WHEREAS the administration has identified this site as excess and no longer aligning with 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 sale of the aforementioned property upon terms and conditions deemed to be in the best interest of the university and at a sale price at or above the appraised value.

(See Appendix X for background information, page XX)

Action: Upon the motion of Mr. Perez, seconded by Mr. Kastan, the foregoing motions were adopted by roll-call vote with the following members present and voting: Mr. Perez, Mr. Skestos, Dr. Wilkinson, Mr. Bigby, Mr. Kastan, Dr. Buchan, Mr. Schottenstein and Mr. Myers.

Written Reports

In the public session materials, there were two written reports shared for the committee to review:

- a. Physical Environment Scorecard
(See Attachment X for background information, page XX)
- b. Major Project Updates
(See Attachment X for background information, page XX)

The committee meeting adjourned at 4:31 p.m.

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

**APPROVAL TO ENTER INTO PROFESSIONAL SERVICES CONTRACTS
EAST HOSPITAL – TOWER – ELEVATOR RENOVATIONS**

**APPROVAL TO ENTER INTO/INCREASE PROFESSIONAL SERVICES AND CONSTRUCTION CONTRACTS
EAST HOSPITAL – FIRE SUPPRESSION
NEWTON HALL AHU REPLACEMENTS
VMA – LIBRARY REDESIGN**

**APPROVAL TO INCREASE CONSTRUCTION CONTRACTS
COLLEGE ROAD REBUILD
DENTAL SIMULATION SPACE MODERNIZATION
OHIO STADIUM, WHAC AUDIO AND VIDEO UPGRADES
WMC OUTPATIENT CARE POWELL**

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	
East Hospital – Tower – Elevator Renovations	\$1.7M	\$1.7M	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	
East Hospital – Fire Suppression	\$0.6M	\$6.8M	\$7.4M	Auxiliary funds
Newton Hall AHU Replacements	\$3.4M	\$8.6M	\$12.0M	University funds
VMA – Library Redesign	\$0.7M	\$3.8M	\$4.5M	University funds

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

	Construction Approval Requested	Total Requested	
College Road Rebuild	\$0.8M	\$0.8M	University debt

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

	Construction Approval Requested	Total Requested	
Dental Simulation Space Modernization	\$16.0M	\$16.0M	University debt University funds State funds
Ohio Stadium, WHAC Audio and Video Upgrades	\$6.5M	\$6.5M	Auxiliary funds University debt
WMC Outpatient Care Powell	\$4.7M	\$4.7M	Auxiliary funds

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

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

NOW THEREFORE

BE IT RESOLVED, that the Board of Trustees hereby approves that the fiscal year 2026 Capital Investment Plan be amended to include professional services and construction approval for the College of Veterinary Medicine Library Redesign project and additional construction funding for the Dental Simulation Space Modernization project; and

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 - Tower - Elevator Renovations

OSU-265016 (REQ ID# WMC240003)

Project Location: East Hospital - Tower (0397)

- **Approval Requested and Amount**

Professional services	\$1.7M
Total requested	\$1.7M

- **Project Budget**

Professional services	\$1.7M
Construction w/contingency	\$12.3M
Total project budget	\$14.0M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	12/25
Design	02/26 – 08/26
BoT construction approval	09/26
Construction	10/26 – 12/28
Facility opening	12/28

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

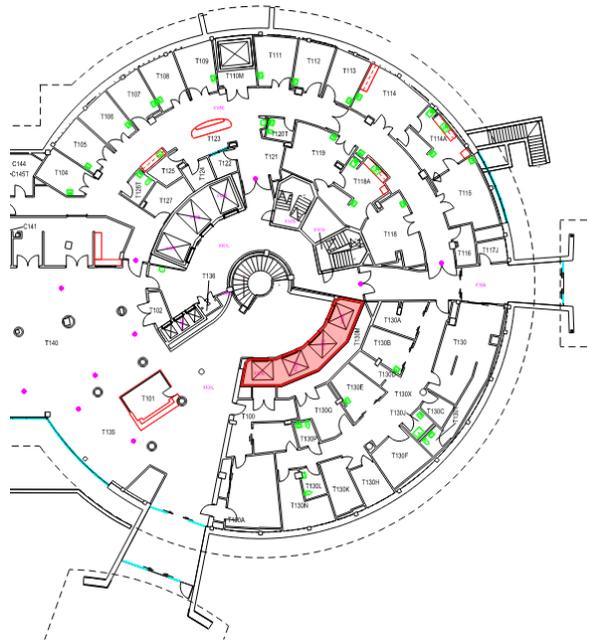
- This project is included in the FY26 Capital Investment Plan and will cash flow over the next two years.

- **Project Scope**

- This project is a four-phase elevator modernization project at OSU East Tower which will replace all four public elevators sequentially, always maintaining three elevators in service to minimize disruption.
- Scope includes full replacement of elevator equipment and interior finishes to improve reliability, safety, and user experience.

- **Approval Requested**

- Approval is requested to enter into professional services contracts.



- **project team**
University project manager: Jackson, Clay
AE/design architect: TBD
CM at Risk or Design Builder: TBD

Project Data Sheet for Board of Trustees Approval

East Hospital - Fire Suppression

OSU-220196 (REQ ID# WMC22000001; WMC240001)

Project Location: East Hospital - Main (0398), East Hospital - Tower (0397)

- **Approval Requested and Amount**

Professional services	\$0.6M
Construction w/contingency	\$6.8M
Total requested	\$7.4M

- **Project Budget**

Professional services	\$1.4M
Construction w/contingency	\$12.2M
Total project budget	\$13.6M

- **Project Funding**

Auxiliary funds

- **Project Schedule**

BoT professional services approval	05/22
Design	10/22 – 06/27
BoT construction approval	11/23
Construction (phased)	05/25 – 06/28
BoT construction approval	12/25
Facility opening	06/28

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- This project was included in the FY23 Capital Investment Plan with cash flow programmed over several fiscal years.

- **Project Scope**

- This project will extend the fire suppression system to all non-sprinklered areas of OSU East Hospital bringing the building into compliance.
- Scope includes the installation of a new fire pump serving the full facility. Work will be phased within occupied hospital areas.
- This project faced multiple delays and limited contractor interest. Scope and budget have been clarified, resulting in a successful bid with the CMR.

- **Approval Requested**

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



- **project team**

University project manager: Flaherty, Brendan
AE/design architect: Karpinski Engineering
CM at Risk or Design Builder: Messer Construction

Project Data Sheet for Board of Trustees Approval

Newton Hall AHU Replacements

OSU-260004 (REQ ID# NURS260002)

Project Location: Newton Hall (0275)

- **Approval Requested and Amount**

Professional services	\$3.4M
Construction w/contingency	\$8.6M
<hr/> Total requested	<hr/> \$12.0M

- **Project Budget**

Professional services	\$3.4M
Construction w/contingency	\$8.6M
<hr/> Total project budget	<hr/> \$12.0M

- **Project Funding**

University funds

- **Project Schedule**

BoT professional services approval	12/25
BoT construction approval	12/25
Design	02/26 – 09/26
Construction	09/26 – 05/27

- **Project Delivery Method**

General Contracting

- **Planning Framework**

- This project is included in the FY26 Capital Investment Plan.

- **Project Scope**

- The project addresses deferred maintenance at Newton Hall by replacing aging air handling units (AHUs 1, 5, and 6) in phases to ensure reliable building performance.
- Work is being coordinated with College of Nursing master planning to align AHU capacities and placement with long-term program growth and facility needs.
- Additional high-priority electrical and fire safety upgrades are being evaluated for inclusion in the project.

- **Approval Requested**

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



- **project team**

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

Project Data Sheet for Board of Trustees Approval

VMA - Library Redesign

OSU-260053 (REQ ID#VET260001)

Project Location: Veterinary Medicine Academic (0136)

- **Approval Requested and Amount**

Professional services	\$0.7M
Construction w/contingency	\$3.8M
<hr/>	
Total requested	\$4.5M

- **Project Budget**

Professional services	\$0.7M
Construction w/contingency	\$3.8M
<hr/>	
Total project budget	\$4.5M

- **Project Funding**

University funds

- **Project Schedule**

BoT interim approval	09/25
BoT professional services approval	12/25
Design	11/25 – 03/26
BoT construction approval	12/25
Construction	04/26 – 08/26
Facility opening	09/26

- **Project Delivery Method**

Construction Manager at Risk

- **Planning Framework**

- Interim board approval to amend the FY26 Capital Plan and to authorize professional services and construction for the project was obtained in September 2025. Per university policy, this action is required to be reported at the next regular meeting.

- **Project Scope**

- The project will modify 8,300 SF of the second floor of the existing library at the Veterinary Medical Academic Building to create a new classroom & open event space capable of seating an expanded student body.
- The project will renovate and reduce the library space to accommodate classroom for an occupancy up to 200 individuals.

- **Approval Requested**

- Approval is requested to amend the FY26 Capital Investment Plan.
- Approval is requested to enter into professional services and construction contracts.



- **project team**

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

Project Data Sheet for Board of Trustees Approval

College Road Rebuild

OSU-250061 (REQ ID# FOD19000122)

Project Location: ***Site-see project information*

- **Approval Requested and Amount**

Construction w/contingency	\$0.8M
Total requested	\$0.8M

- **Project Budget**

Professional services	\$0.8M
Construction w/contingency	\$5.5M
Total project budget	\$6.3M

- **Project Funding**

University debt

- **Project Schedule**

BoT professional services approval	08/24
BoT construction approval	08/24
Design	03/25 – 01/26
Construction	06/26 – 02/27
Facility opening	03/27



- **Project Delivery Method**

General Contracting

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

- **Project Scope**
 - The proposed increase will be used to restore tunnel infrastructure within the roadway limits.
 - The project will rebuild College Road between 12th Ave 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 replaced.

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

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- **project team**

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

Project Data Sheet for Board of Trustees Approval

Dental Simulation Space Modernization

OSU-250312 (REQ ID# DENT240001)

Project Location: **Site-see project information

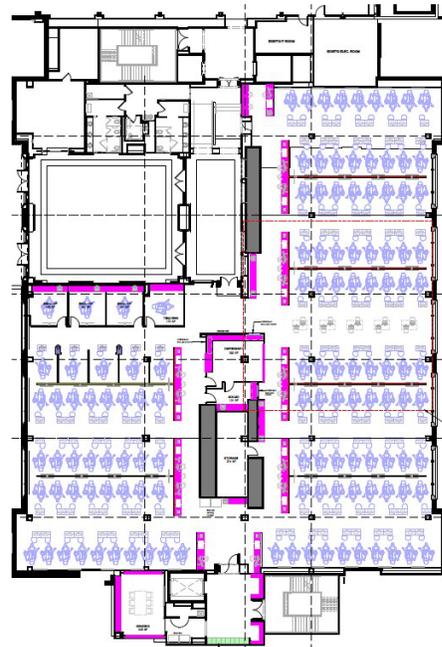
- **Approval Requested and Amount**

Construction w/contingency	\$16.0M
<u>Total requested</u>	<u>\$16.0M</u>
- **Project Budget**

Professional services	\$1.4M
Construction w/contingency	\$16.0M
<u>Total project budget</u>	<u>\$17.4M</u>
- **Project Funding**

University funds, State funds, University debt
- **Project Schedule**

BoT professional services approval	02/25
Design	06/25 – 02/26
BoT construction approval	12/25
Construction	04/26 – 12/26
Facility opening	01/27



- **Project Delivery Method**

Construction Manager at Risk
- **Planning Framework**
 - This project is included in the FY25 Capital Investment Plan for Professional Services and FY26 Capital Investment Plan for Construction for a total of \$12.0M.
 - The FY26 Capital Investment Plan will be amended to include the remaining \$5.4M.
- **Project Scope**
 - The project will build out 16,000 SF of shelled space in the new addition of Postle Hall for a Dental Simulation Lab. Once complete, the lab will simulate a clinical environment for dental and hygiene students.
 - The project scope includes 125 full-size dental chairs, five of which can be utilized for clinics, as well as support space.
 - The project incorporates advanced A/V technology and facility upgrades to deliver high-quality learning environments for students and faculty.
- **Approval Requested**
 - Approval is requested to amend the FY26 Capital Investment Plan.
 - Approval is requested to enter into construction contracts.

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- **project team**

University project manager: Vetrano, Christina
AE/design architect: DesignGroup
CM at Risk or Design Builder: Barton Malow

Project Data Sheet for Board of Trustees Approval

Ohio Stadium, WHAC Video Board/Audio Upgrades

OSU-250319 (REQ ID# ABA260006 ABA260011)

Project Location: Ohio Stadium (0082)

- **Approval Requested and Amount**

Construction w/contingency	\$6.5M
Total requested	\$6.5M

- **Project Budget**

Professional services	\$1.7M
Construction w/contingency	\$26.8M
Total project budget	\$28.5M

- **Project Funding**
Auxiliary funds, University debt

- **Project Schedule**

BoT professional services approval	05/25
Design	08/25 – 05/26
BoT construction approval	12/25
Construction	02/26 – 07/27
Facility opening	09/27

- **Project Delivery Method**
Construction Manager at Risk

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

- **Project Scope**
 - The project will update scoreboard components and audio equipment at Ohio Stadium and Woody Hayes Athletic Center.
 - Approval is requested for procurement and installation of Ohio Stadium north video board replacement, Ohio Stadium east and west ribbon boards, Ohio Stadium B-Deck video boards, WHAC interior and exterior audio replacement and expansion, and WHAC video board replacement. This portion of the overall project will be completed prior to the 2026 season.
 - Approval for the remaining project scope for the Ohio Stadium south video and ribbon boards, Pay Forward Society signage, and audio replacements will be requested at later date for installation prior to the 2027 season.

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



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- **project team**
University project manager: Lytle, Sara
AE/design architect: Osborn Engineering Company
CM at Risk or Design Builder: Pepper Construction Co. of Ohio, LLC

Project Data Sheet for Board of Trustees Approval

WMC Outpatient Care Powell

OSU-220880 (REQ ID# WMC229002; WMC240009)

Project Location: Outpatient Care Powell (1046)

- **Approval Requested and Amount**

Construction w/contingency	\$4.7M
Total requested	\$4.7M
- **Project Budget**

Professional services	\$23.0M
Construction w/contingency	\$164.7M
Total project budget	\$187.7M
- **Project Funding**

Auxiliary funds
- **Project Schedule**

BoT professional services approval	05/22
Design	06/22 – 09/23
BoT construction approval	02/24
Construction	04/24 – 06/26
Facility opening	08/26



- **Project Delivery Method**

Construction Manager at Risk
- **Planning Framework**
 - This project was included in the FY23 Capital Investment Plan with cash flow programmed over several fiscal years.
 - Consistent with the strategic plans of the university and Wexner Medical Center to provide medical services within community-based ambulatory facilities.
- **Project Scope**
 - Design and construction of a five-story medical office building and a two-story ambulatory health center which includes imaging, outpatient rehab/PT, endoscopy, and support services.
 - The James added cancer infusion services to the 4th and 5th floors of the facility and work is underway using contingency funds.
 - The proposed funding increase supports an MRI upgrade from 1.5T to 3.0T, and medical and lab equipment for infusion.
- **Approval Requested**
 - Approval is requested to increase construction contracts.

-
- **project team**

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

APPROVAL FOR ACQUISITION OF REAL PROPERTY

2.646 +/- ACRES AT 941 CHATHAM LANE,
COLUMBUS, FRANKLIN COUNTY, OHIO

Synopsis: Authorization to acquire real property located at 941 Chatham Lane, Columbus, Ohio, is proposed.

WHEREAS The Ohio State University seeks to acquire 2.646 acres of improved real property located at 941 Chatham Lane, Columbus, Ohio, identified as Franklin County parcel number 010-003322 at a price of \$3,550,000; and

WHEREAS the acquisition of this property supports the strategic investment of land assets in support of the university's current and future needs; and

NOW THEREFORE

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

**APPROVAL FOR ACQUISITION OF REAL PROPERTY
941 CHATHAM LANE
COLUMBUS, FRANKLIN COUNTY, OHIO
BOARD BACKGROUND**

Background

The Ohio State University seeks to purchase 2.646 acres located at 941 Chatham Lane from The Ohio State University Foundation. The property is considered a strategic land asset that is located contiguous to the existing Columbus campus footprint. It is located at the northeast corner of Kenny Road and Ackerman Road, just west of the State Route 315/Ackerman Road interchange, where the university already has significant land holdings. The property will be held in the name of the Board of Trustees.

Location and Description

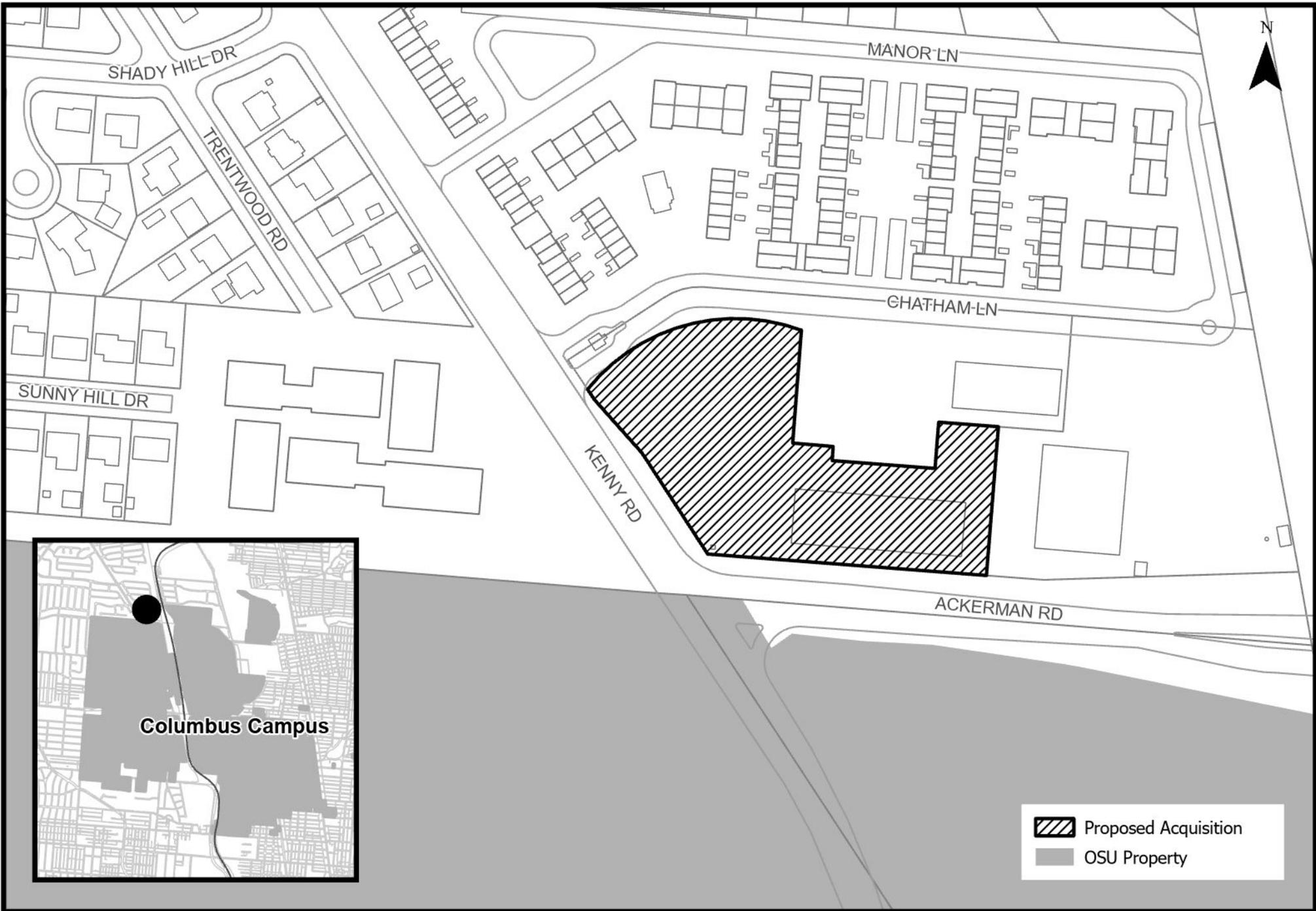
The subject property is located at 941 Chatham Lane, Columbus, Ohio 43221 and is identified as Franklin County parcel number 010-003322. The site includes an 18,530 square foot, three story brick commercial building and asphalt pavement parking lot.

Property History

In December 2022, the property was gifted to The Ohio State University Foundation. The proceeds from the sale of the property are to be used by the Foundation to establish the Peter H. Edwards, Sr. Endowment in the Max M. Fisher College of Business at The Ohio State University.

Acquisition of Property

Planning, Architecture and Real Estate (PARE), recommends that the +/- 2.646 acres of improved real property be acquired under terms and conditions that are deemed to be in the best interest of the university.



2.646 Acres
 941 Chatham Lane Acquisition
 Columbus, Franklin County, Ohio

PHYSICAL ENVIRONMENT	Actual Prior Year Same Period (FY24 YTD)	FY25 Year-To-Date				FY25 Annual Target (Budget)	Comments
		Actual	Target (Budget)	Target %Var	Actual vs Target		
A. FINANCIAL							
1. A&P Total Uses (General & Earnings Funds)	\$192,310,446	\$196,532,093	\$198,510,646	-1.0%	—	\$198,500,836	
B. OPERATIONAL							
1. % Projects Completed On Time >Bid Threshold	100.0%	100.0%	90.0%	11.1%	—	90.0%	60 of 60 Projects completed On-Time.
2. % Projects Completed On Budget >Bid Threshold	100.0%	100.0%	90.0%	11.1%	—	90.0%	60 of 60 Projects completed On-Budget.
3. Capital Investment Program Spend*	\$904.7	\$765.4	\$871.1	-12.1%	▲	\$871.1	In Millions
4. Facility Condition Index**	0.12	0.11	0.08	37.5%	▲	0.08	Completed building assessments as of June 30, 2025; 288 buildings assessed, 25.1 million GSF.
5. CABS Riders	3,168,098	3,534,370	3,168,000	11.6%	—	3,168,000	Year-over-year increase in total ridership, and year-to-date ridership exceeds projected numbers
6. WMC Parking Garage Peak Time Occupancy %***	75.0%	73.5%	80.0%	-8.1%	—	80.0%	YTD (June) Occup: Transient = 68%, Permit = 89%, Mixed = 61%. CampusParc uses loop counters to track counts. In high demand we see counts over 100%
7. Cost of Daily Temporary Parking Space Closures	\$514,931	\$173,157	\$196,703	-12.0%	▲	\$196,703	Key contributors YTD: Martha Morehouse SOAR MRI, ENGIE South Waterman Ductbank, Kinneer Window Replacement, Steam Vault Repair, Cannon Phase 2. Note, settlement with CampusParc of \$515K assessed for PY24 (Aug 23 - Jul 24), \$328K was actually paid
8. WOSU Broadcast Audience (Viewers, Listeners)	691,225	708,848	691,225	2.5%	—	691,225	
9. WOSU Digital Audience (Unique Visitors, Video Views, Digital Audio)	7,796,015	7,370,257	7,796,015	-5.5%	▲	7,796,015	Unique users up 10% in FY, NPR News up 30%, and Classical 101 up 12%. YouTube up 23%
C. SAFETY							
1. EHS Recordable Incident Rate (CYTD):	1.61	1.15	1.40	-17.9%	▼	1.60	2025 Calendar YTD
2. Major On-Campus Crimes	174	176	174	1.1%	▲	174	FY25 totals (176) nearly the same as prior year (174)
3. Average Response Time to In-Progress Calls for Service	4:29	4:18	5:00	-13.9%	—	5:00	Improved response time by an average of 11 seconds (13.9%) over prior year
4. Traffic Accidents Injury	36	33	36	-8.3%	▲	36	Down 8.3% under prior year
5. Traffic Accidents Non-Injury	110	147	110	33.6%	▼	110	Up 33.6% over prior year; no discernable pattern
6. Off-Campus Crime Statistics	890	1,525	917	66.3%	▲	917	While Off-Campus Crime increased in FY25 compared to FY24, over 58% of off-campus crime was due to incidents of Theft (446) & Theft from Motor Vehicles (440), representing 58% & 80% increases. Notably, there were decreases in Attempted Motor Vehicle Thefts (-19%), Homicide (-33%), Motor Vehicle Thefts (-9%), Robbery-Business (-100%), & Robbery-Individual (-19%) in FY25 compared to FY24

* 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, 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

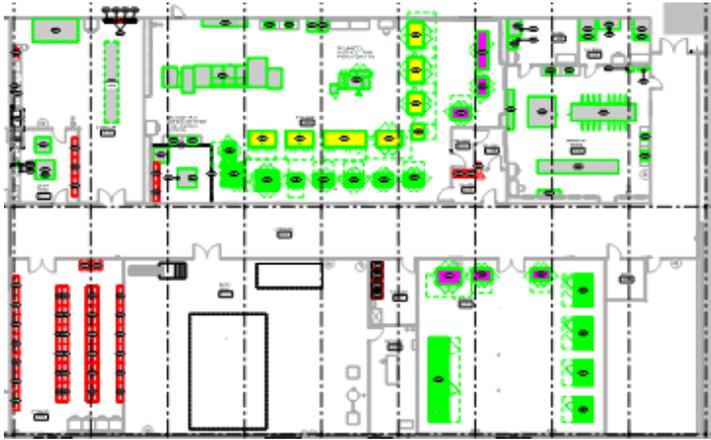
Projects over \$20M – December 2025

Project Status Report - Current Projects Over \$20M

PROJECT NAME	CONSTRUCTION COMPLETION DATE	APPROVALS		BUDGET	ON TIME	ON BUDGET
		DES	CON			
Battery Cell Research & Demonstration Center	Complete	✓	✓	\$23.7 M		
Wexner Medical Center Inpatient Hospital	Complete	✓	✓	\$1,943.0 M		
Waterman Multispecies Animal Learning Center (MALC)	Complete	✓	✓	\$60.1 M		
Biomedical and Materials Engineering Complex Phase 2	2/26	✓	✓	\$94.3 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	12/26	✓	✓	\$22.3 M		
Tunnel Rehabilitation Phase I	10/27	✓	✓	\$47.5M		
TOTAL – PROJECTS				\$2,435.1 M		

On Track
 Watching Closely
 Not on Track

Battery Cell Research & Demonstration Center



Battery Cell Research & Demonstration Center

This facility is a research and development (R&D) prototype pilot site designed for small scale, experimental testing of new materials, battery cell designs, and processes. It functions as a laboratory to validate concepts, refine designs, and test prototype cells, helping to identify potential issues before foundation partners commit to large-scale investments at their respective production facilities.

PROJECT FUNDING: Corporate Partners, NIST

PROJECT UPDATE: Construction and all final inspections are complete. Delivery and testing of on-site specialty production equipment and installation will be completed before the end of the calendar year.

CURRENT BUDGET	
Construction w/ Cont	\$17.7 M
Total Project	\$23.7 M

CONSULTANTS	
Architect of Record	Wellogy
CM at Risk	Whiting Turner

PROJECT SCHEDULE	
BoT Approval	08/23
Construction	07/24-09/25
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: Turnover has been completed for all floors. The forecourt is complete, and monument signs have been installed. FF&E and technology installation is ongoing. Dress rehearsals and activation is occurring through the end of the calendar year.

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: Site work, interior paint, and finishes within the classroom and meeting spaces are being finalized. Equipment installation has begun and will extend through December.

CURRENT BUDGET	
Construction w/ Cont	\$49.7 M
Total Project	\$60.1 M

CONSULTANTS	
Architect of Record	Wellogy
CM at Risk	CK Construction

PROJECT SCHEDULE	
BoT Approval	08/23
Construction	02/24-12/25
Facility Opening	12/25

 On Budget
 On Time

Biomedical and Materials Engineering Complex Phase 2



BIOMEDICAL AND MATERIALS ENGINEERING COMPLEX PHASE 2

This project will demolish Watts Hall (35,500 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, university funds

PROJECT UPDATE: Installation of mechanical, electrical and plumbing infrastructure is ongoing on all levels. Exterior glazing and metal panels are progressing well with completion expected by the end of the calendar year. Interior finishes, paint, and ceiling grid ongoing on all levels. The rooftop air handler is now operational and is providing conditioned air to the building.

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	08/23–02/26
Facility Opening	05/26

 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: Exterior window installation is complete. Interior finishes are progressing throughout. Mechanical, electrical, and plumbing rough-ins are complete on lower floors and progressing to upper floors with main mechanical units in place to provide heat this winter.

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 activities are complete. Exterior façade work is concluding as the building is now fully enclosed. Finishes on floors 1-4 are being finalized and rough installations on floor 5 will be complete by December. Demountable wall systems installation throughout is 50% complete.

CURRENT BUDGET	
Construction w/ Cont	\$160.0M
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: Phase 2 of the project is scheduled to complete February 2026 and will bring online (4) renovated operating rooms. Drywall and finish work continues. Casework and OR booms to be installed in January.



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	12/24-12/26
Facility Opening	01/2027

 On Budget
 On Time

Tunnel Rehabilitation Phase I



TUNNEL REHABILITATION PHASE I

This project is 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. This project will also include OSEP utility scope within the tunnels needed to preserve campus operations.

PROJECT FUNDING: University funds, University debt, State funds, Partner funds (OSEP/ENGIE)

PROJECT UPDATE: Midwest campus work is complete. The above ground temporary steam line along Herrick Drive, which ensures the Inpatient Hospital receives reliable steam service, will be complete late 2025. The south Neil tunnel package is in design with construction to begin Fall 2026.

CURRENT BUDGET	
Construction w/ Cont	\$26.8M
Total Project	\$47.5M

PROJECT SCHEDULE	
BoT Approval	08/24
Construction	03/25-10/27
Facility Opening	10/27

CONSULTANTS	
Architect of Record	RMF Engineering
MW Campus: General Contracting	McDaniel's Construction
N. McCracken: General Contracting	McDaniel's Construction

 On Budget

 On Time