

Xavier University College of Osteopathic Medicine

MAJOR AMENDMENT TO PD 67



Prepared September 6, 2024 by:



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ATTACHMENT A - PROGRAM STATEMENT

INTRODUCTION

In its goal of serving the ever-changing needs of its students and the communities they will become a part of after graduation, Xavier University is expanding its courses of study to include a new College of Osteopathic Medicine (COM). The proposed site is located at the northwest corner of Dana Avenue and Station Way. The building will be approximately 400'+/- long (in the east-west direction) and 200'+/- long (in the north-south direction). As part of this development, the University is in the process of consolidating individual parcels of property, thereby aggregating all the properties into a single, contiguous property.

The property will be located within an existing **PD** (*Planned Development*) zone which abuts the City of Norwood to the north, **RM-2.0** (*Residential Multi-family*), **CC-A-MH** (*Commercial Community – Auto-oriented – Middle Housing*), and **CC-A-T** (*Commercial Community – Auto-oriented – Transportation Corridor*) zones to the south, **MG-T** (*Manufacturing General – Transportation Corridor*) to the east, and **IR** (*Institutional Residential*) to the west.

This submission seeks to amend the existing PD to allow the proposed use associated with the COM.

PROGRAM SPECIFICS

- 4-story (plus mechanical penthouse) academic building containing the following primary functions:

Meeting hall

Lecture hall

Small Grab-and-Go café

Student lounge and study rooms

Locker rooms

Various lab rooms

Simulation exam rooms and related support spaces

Research labs

Chapel and reflection room

Faculty offices

Administration offices

BUILDING HEIGHT AND AREA

The topography of the site varies from a high point near the corner of Dana Ave. and Station Way with an elevation of 713', to a low point at the west side of the site with an elevation of 695', resulting in approximately 18' of height variation over approximately 500' feet horizontally. Although the total building height includes (4) floors with approximately 16' per floor the sloping topography effectively embeds the east side of the building into the ground along Dana Ave. Due to the sloping grade, the building will vary in height above grade. Where grade is highest at the taller east end, the building will be approximately 80' above grade. As the grade drops along the north and south elevations and the building decreases in height, the building will be approximately 75' above grade.

NOTE: These heights do not reflect the elevator and mechanical penthouse / HVAC screen walls – all of which would be set back from edge of the building, and therefore are not visually strong elements contributing to the perceived building massing. The maximum height of this penthouse would be 18'-0" above the top of the roof deck.

The building footprint is approximately 45,000+/- GSF

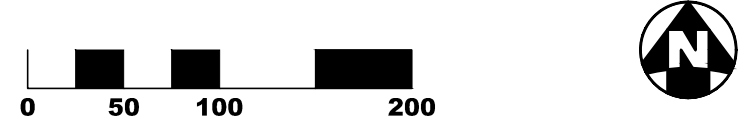
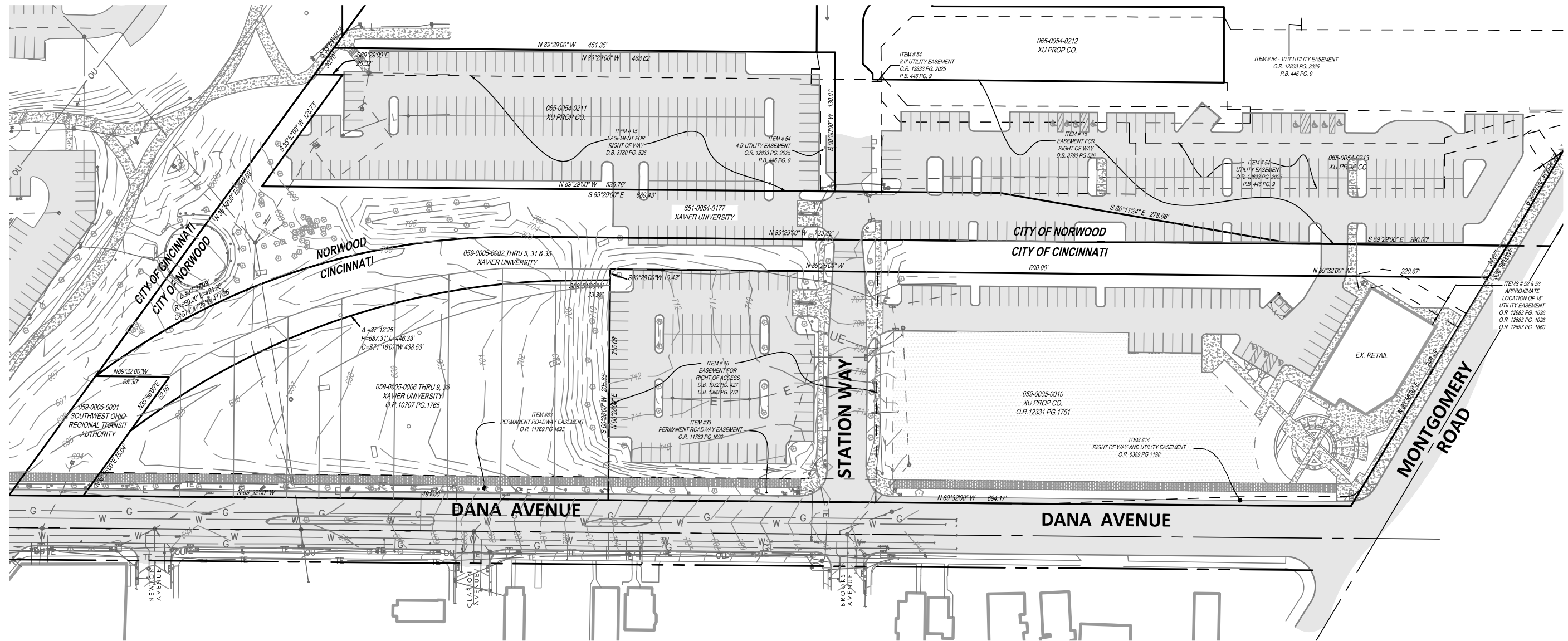
LANDSCAPING

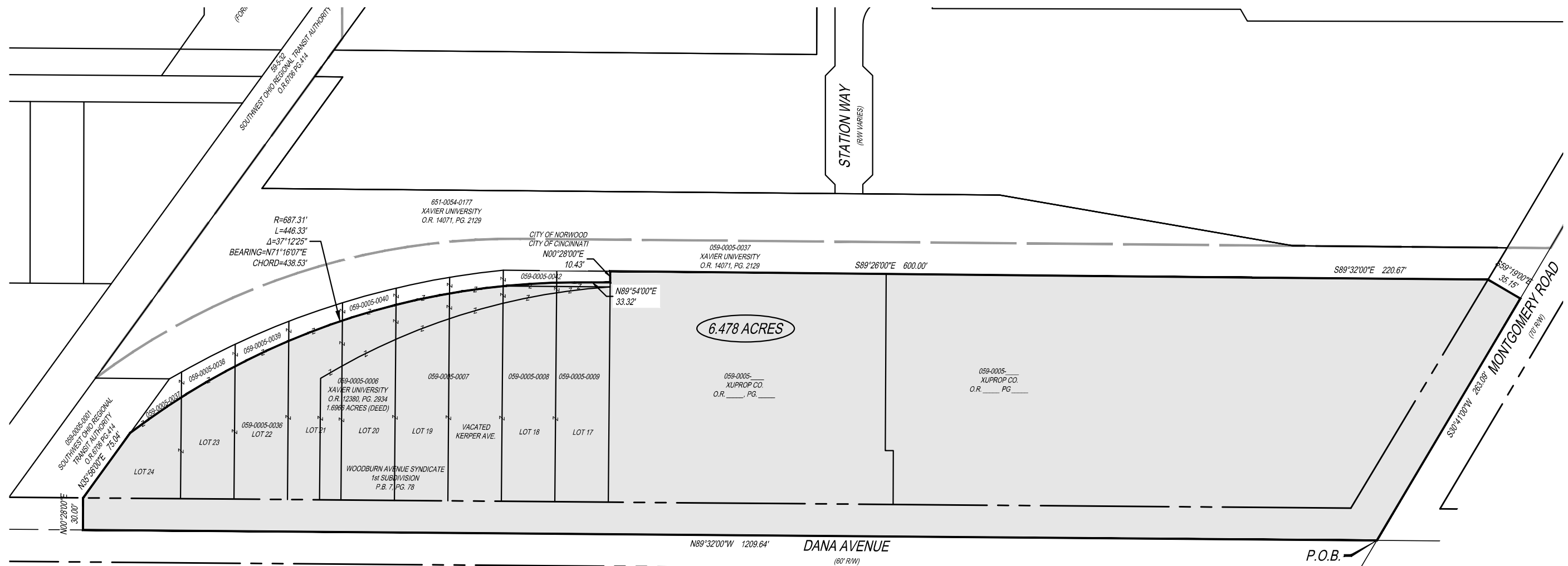
In an effort to retain the consistent park-like appearance of the XU campus, the development will provide thoughtful landscape design around its perimeter:

- To the south: landscaped walk between the south elevation of the building and Dana Ave.
- To the west: landscaped/semi-screened parking for key personnel, accessible parking spaces, and access for building deliveries.
- To the north: COM plaza with related landscaping and a building entry for students approaching from campus, including the extension of the Wasson Way trail.
- To the east: Main building pedestrian entrance with appropriate landscaping. At the nearby intersection of Dana Ave. and Station Way, there will be gateway piers at each side of Station Way – signifying this as an entry point to the campus. This gateway element will be similar to the other XU gateway elements.

MASSING AND MATERIALITY

The massing and materiality of the building will use an architectural language that is consistent with the majority of the buildings on the Xavier Campus. The massing of the building will be designed to break up the broad southern facade into primary and secondary masses, resulting in a building that is of an appropriate scale to reflect its significance, while not being overly bearing along Dana Ave.





Legal Description

6.478 Acres
Re-Zone Area

Situated in Section 3, Town 3, Fractional Range 2, Millcreek Township, City of Cincinnati, Hamilton County, Ohio, being a rezone area, the boundary of which being more particularly described as follows:

Beginning at the intersection of the west right of way line of Montgomery Road with the north right of way line of Dana Avenue;

Thence along said north right of way line, N89°32'00"W a distance of 1209.64 feet;

Thence the following eight (8) courses:

1. N00°28'00"E a distance of 30.00 feet;

2. N35°56'00"E a distance of 75.04 feet;
3. Along a curve to the right an arc distance of 446.33 feet, said curve having a radius of 687.31 feet, a central angle of 37°12'25" and a chord bearing N71°16'07"E a distance of 438.53 feet;
4. N89°54'00"E a distance of 33.32 feet;
5. N00°28'00"E a distance of 10.43 feet;
6. S8°26'00"E a distance of 600.00 feet;
7. S89°32'00"E a distance of 220.67 feet;
8. S59°19'00"E a distance of 35.15 feet to a point in the aforementioned west right of way line of Montgomery Road;

Thence along said west right of way line, S30°41'00"W a distance of 263.09 feet to the point of beginning.

Bearings are based on a plat of survey by McGill Smith and Punshon, Inc. dated 2/04/2008.

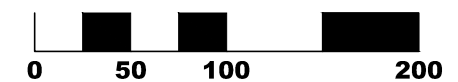
The above description is for zoning purposes only.

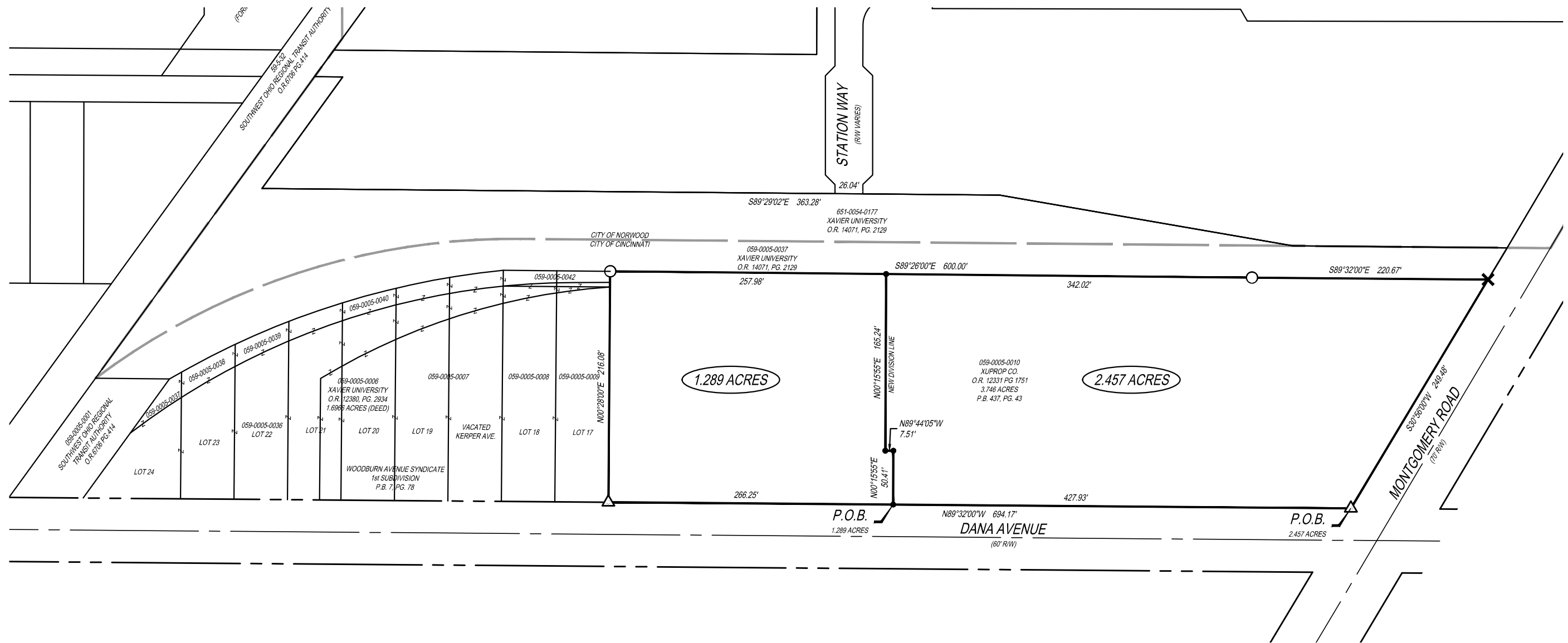
LEGEND

- 5/8" IRON PIN FOUND
- △ MAG NAIL FOUND
- ✕ CROSS NOTCH FOUND
- IRON PIN SET



AREA OF PD67 ZONING - PROPOSED CHANGE IN LAND USE FROM CORPORATE OFFICE TO ACADEMIC BUILDING

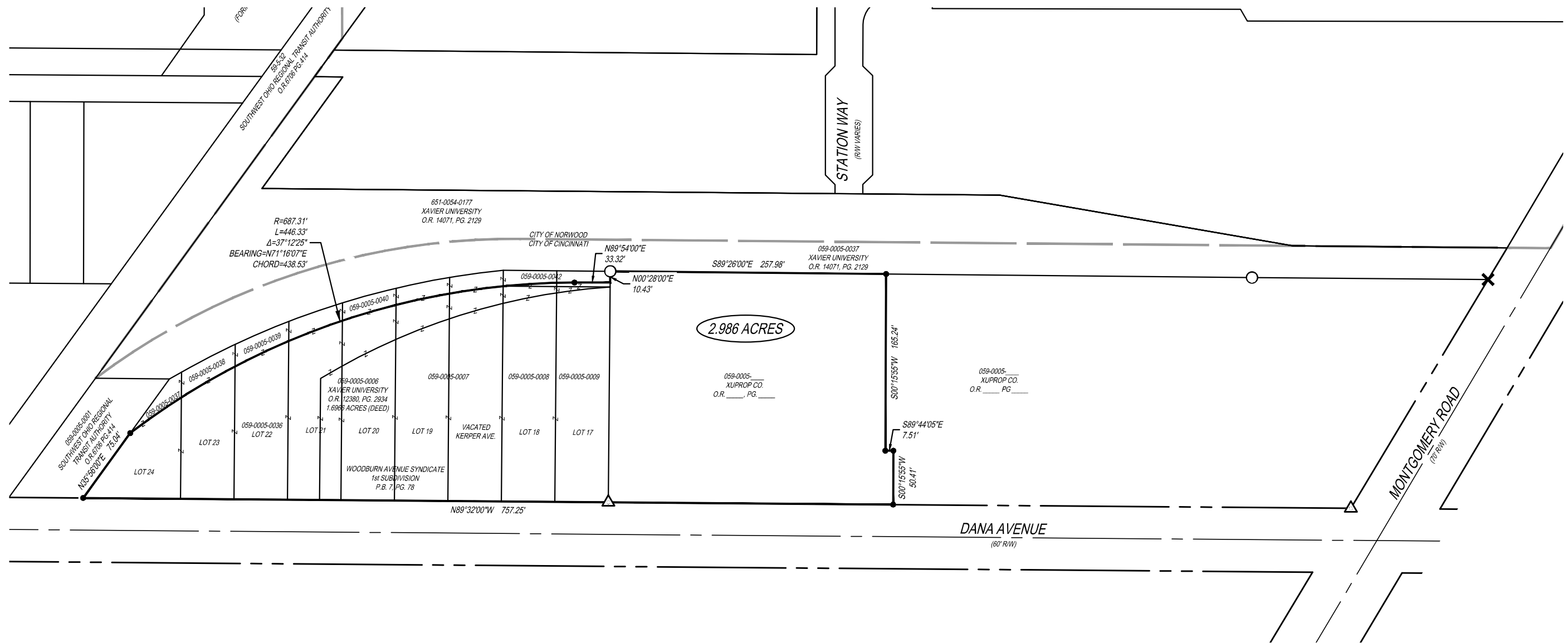




LEGEND

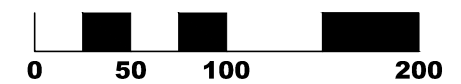
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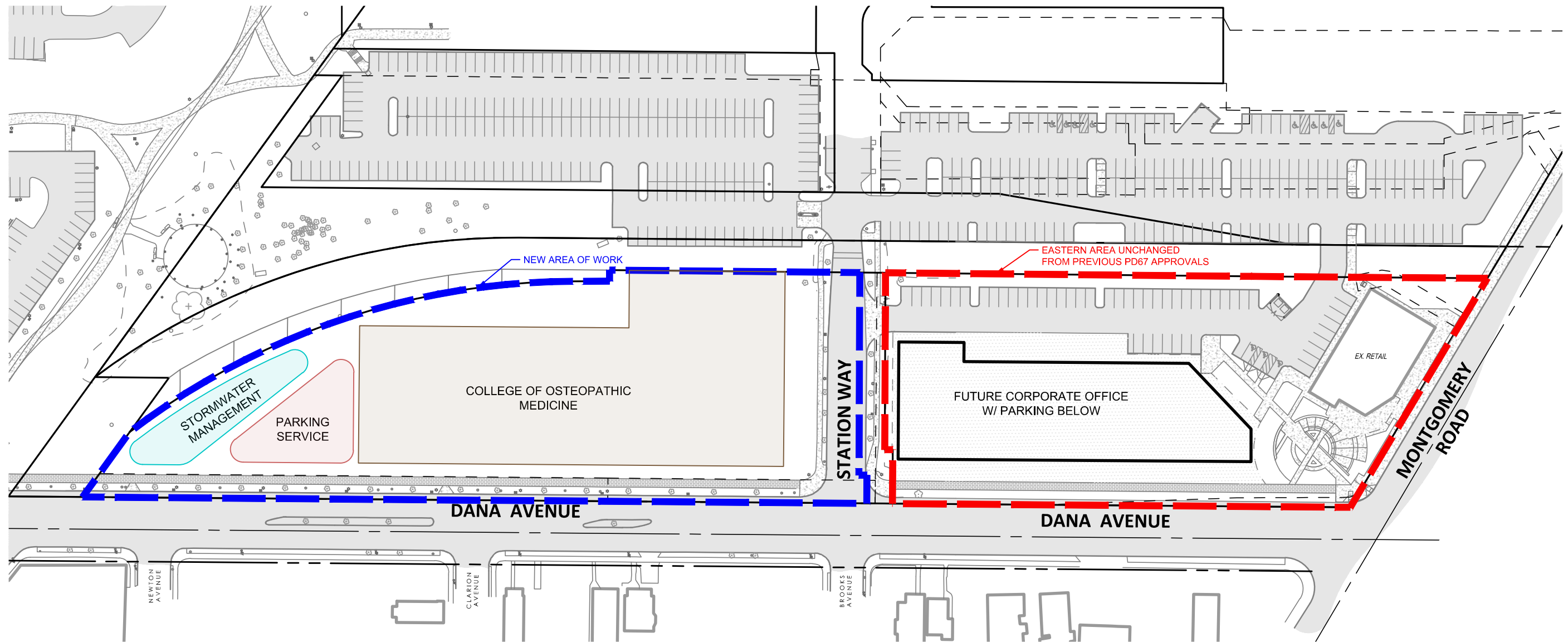




LEGEND

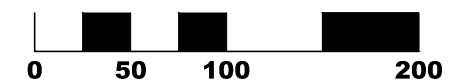
- 5/8" IRON PIN FOUND
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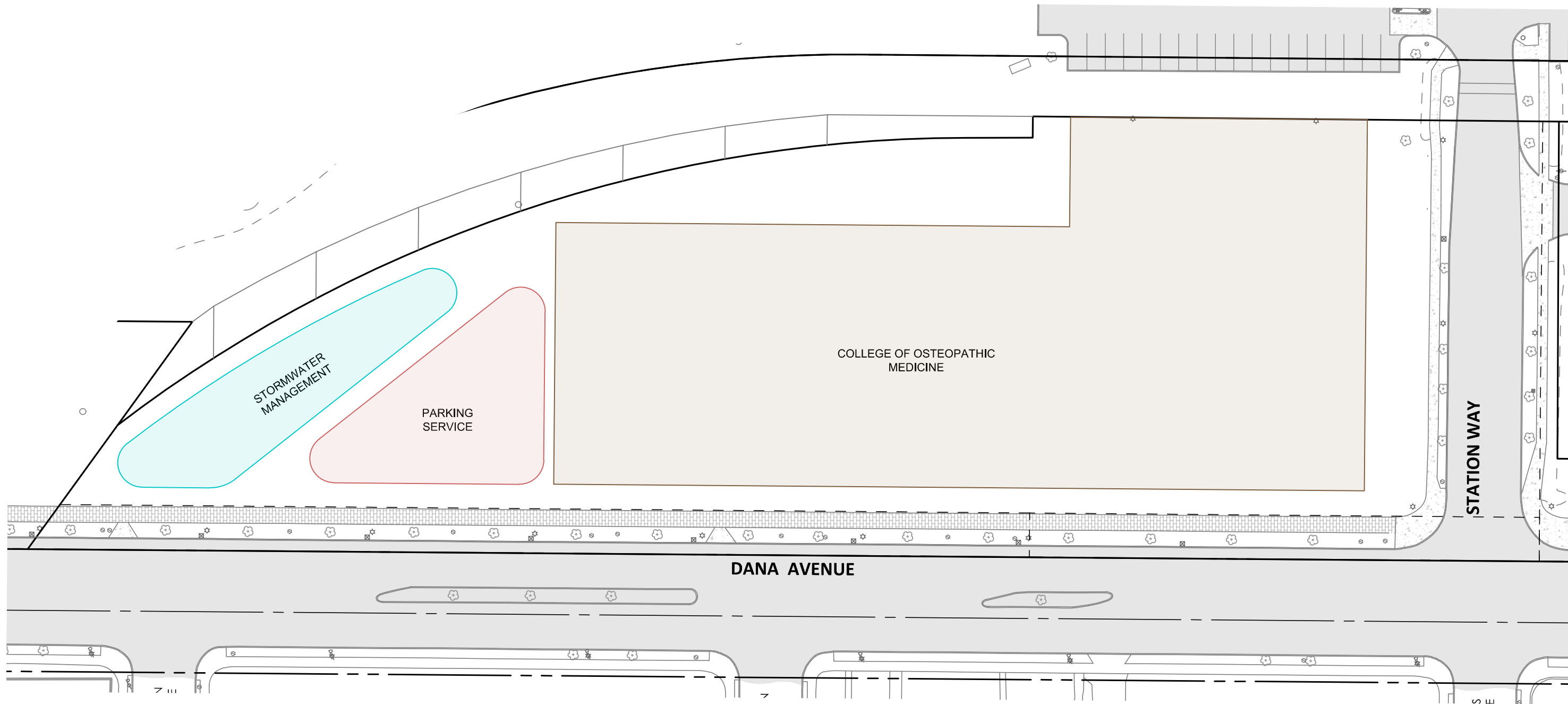




DANA AVENUE SETBACKS

- 8'-0" TREE LAWN
- 8'-0" MIN WALK / BIKE PATH
- 28'-0" CURB TO BUILDING SETBACK



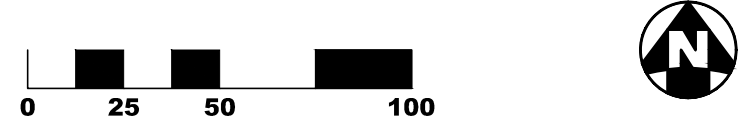


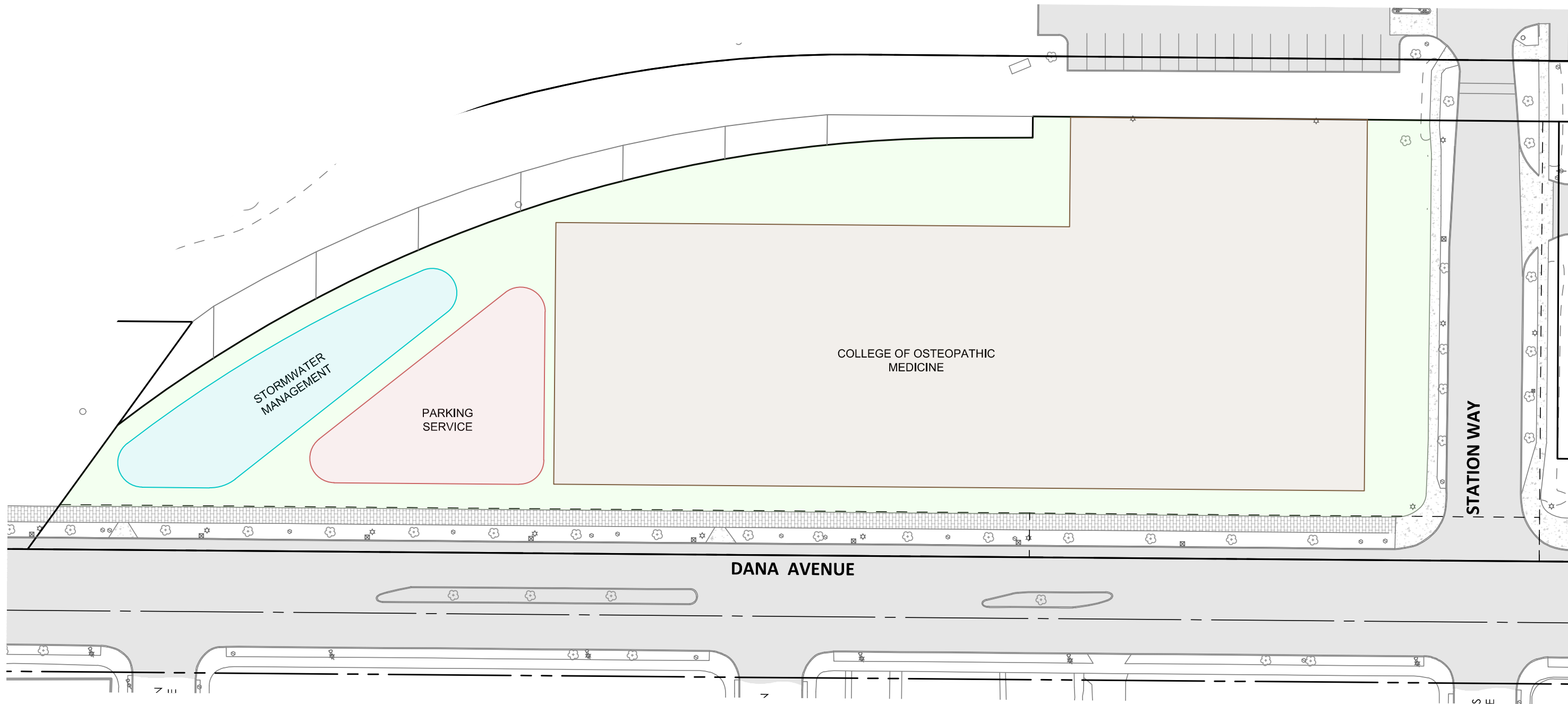
DANA AVENUE SETBACKS

- 8'-0" TREE LAWN
- 8'-0" MIN WALK / BIKE PATH
- 28'-0" CURB TO BUILDING SETBACK

NORTH PROPERTY LINE SETBACKS

- 0'-0" TO FACE OF BUILDING

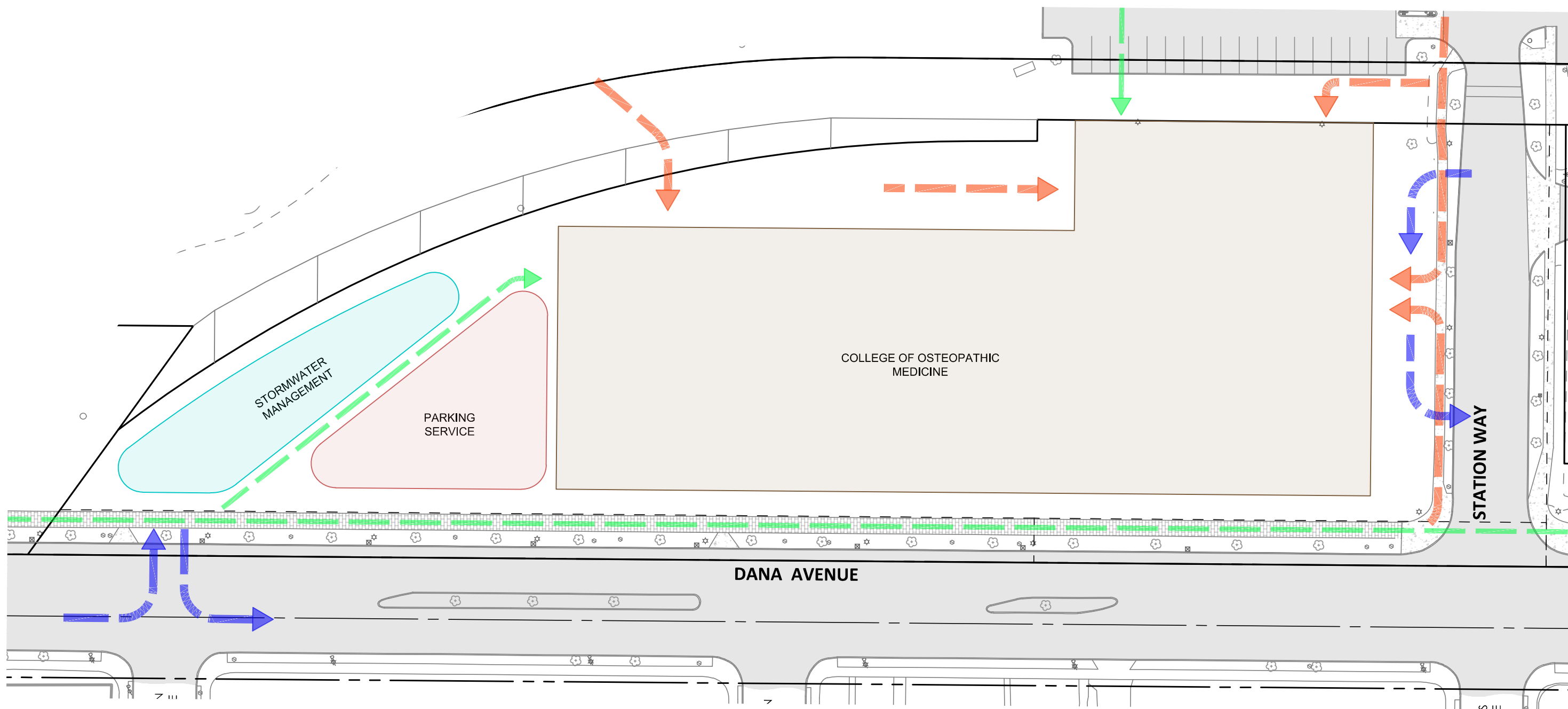







OPEN SPACE CALCULATIONS

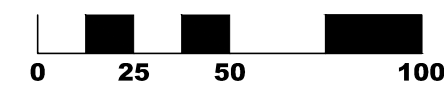
- 2.33 AC = ACREAGE NOT INCLUDING ROADWAY EASEMENT
- 0.82 AC = OPEN SPACE (PERVIOUS AREA)
- 35.2 % = OPEN SPACE PERCENTAGE





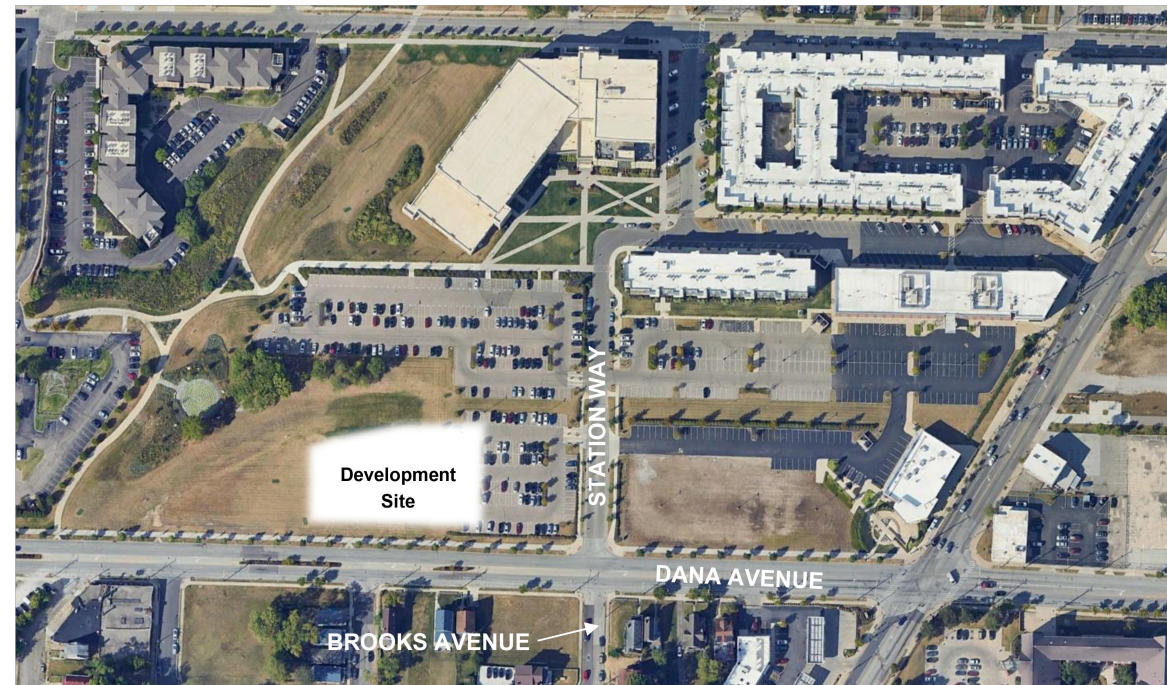
CIRCULATION EXHIBIT LEGEND

-  VEHICLE CIRCULATION
-  PRIMARY PEDESTRIAN PATHWAY
-  SECONDARY PEDESTRIAN PATHWAY



August 28, 2024

Xavier University College of Osteopathic Medicine – Traffic Scoping



New Program Information:

- New Xavier University medical program – four-year doctoral program
- New College of Osteopathic Medicine building to be located in northwest corner of Dana Avenue and Station Way / Brooks Avenue
- Full capacity will accommodate 194 students per class and approximately 100 faculty and staff
 - Classes for first two years (388 students) will be in proposed building
 - Classes for last two years will be off-campus doing clinical rotations
- Generally, students will arrive at the new building for classes in the morning and stay throughout the day into the evening.
- Added parking demand to be accommodated in parking lots throughout campus.
- Living accommodations for medical students are expected to be both on-campus and off-campus. Students living off-campus are expected to consist of those that are close enough to walk and those that drive to campus.

Existing Xavier University Campus Information:

- Spring 2024 Enrollment – 5,648 students
 - 4,455 Undergraduate
 - 1,193 Graduate
- Recent enrollment numbers have varied ± 200 students from year to year
- For reference, in 2023, Xavier University issued 1,232 student commuter parking permits. This is approximately 21% of the average of the Fall 2023 and Spring 2024 enrollments (5,832 students).

Estimated Trip Generation:

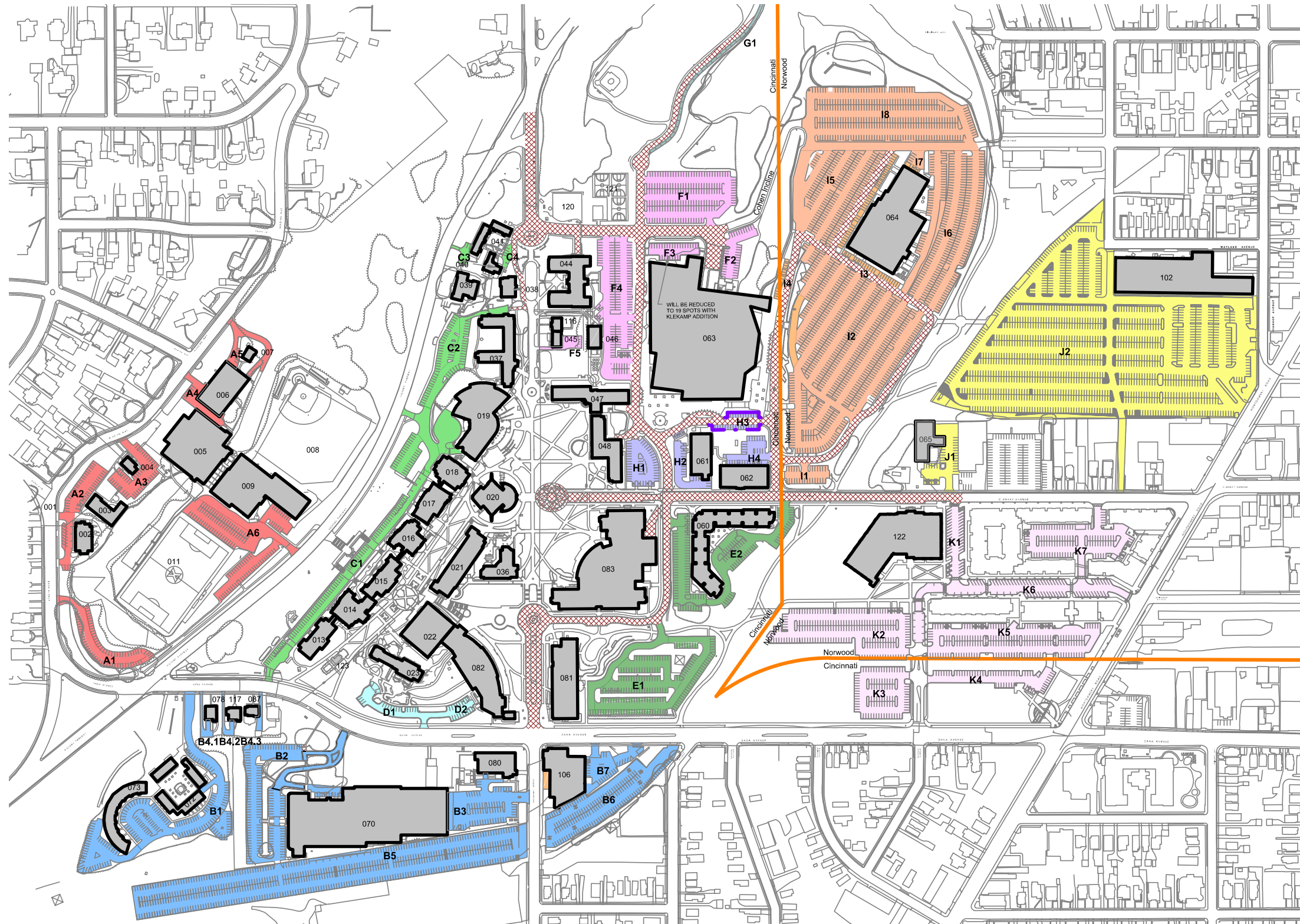
- No trip generation data exists for this exact land use
- Added site trips proposed to be estimated using ITE land use code 550 (University/College) from difference in trips based on existing and proposed enrollments:

Land Use	ITE LUC	Size	Units	AM Peak			PM Peak			Total Daily Trips		
				Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total
University/College (existing enrollment)	550	5,648	Students	661	186	847	271	576	847	4952	4951	9903
University/College (future enrollment)	550	6,036	Students	706	199	905	290	615	905	5219	5220	10439
Difference in Site Trips				45	13	58	19	39	58	267	269	536

Table A: Estimated Xavier College of Medicine Site Trips (added 388 students)

Intersection of Dana Avenue and Brooks Avenue:

- Previously identified for installation of traffic signal
- Signal pole foundations, pull boxes, and underground conduit previously constructed



PARKING SUMMARY*

- 6,064 = PARKING SPACES ON CAMPUS
- 873 = GAMEDAY PARKING SURPLUS
- 2,081 = AM PARKING SURPLUS

* PER 2022 XAVIER UNIVERSITY MOBILITY & PARKING STUDY










XAVIER UNIVERSITY IS LOCATED ON WASSON WAY WHICH ADDS ANOTHER IMPORTANT NON-VEHICULAR MODE OF TRAVEL TO & FROM CAMPUS

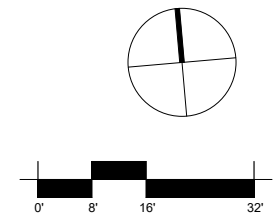
XAVIER IS SURROUNDED BY 12 METRO BUS STOPS AND 5 METRO BUS LINES

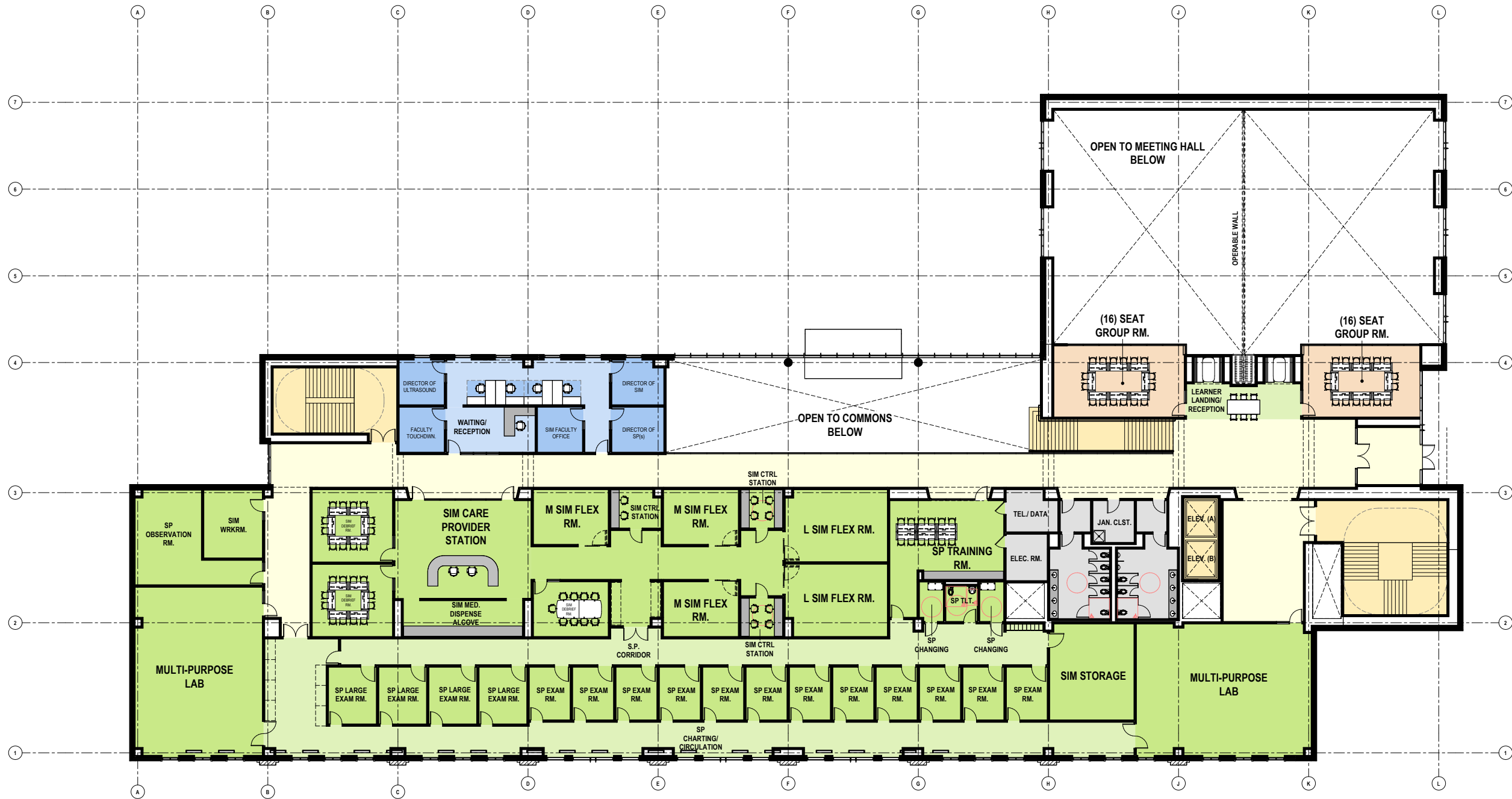




PRELIMINARY - CONCEPT PLAN ONLY

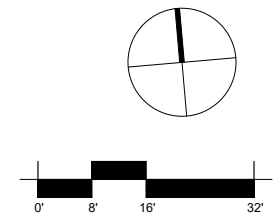
- | | |
|---|--|
|  Student Life |  Office & Support |
|  OMM Lab & Anatomy |  Horizontal Circulation |
|  Research & Support |  Vertical Circulation |
|  Classroom & Support |  Mech. / Building Support |
|  Simulation & Skills | |

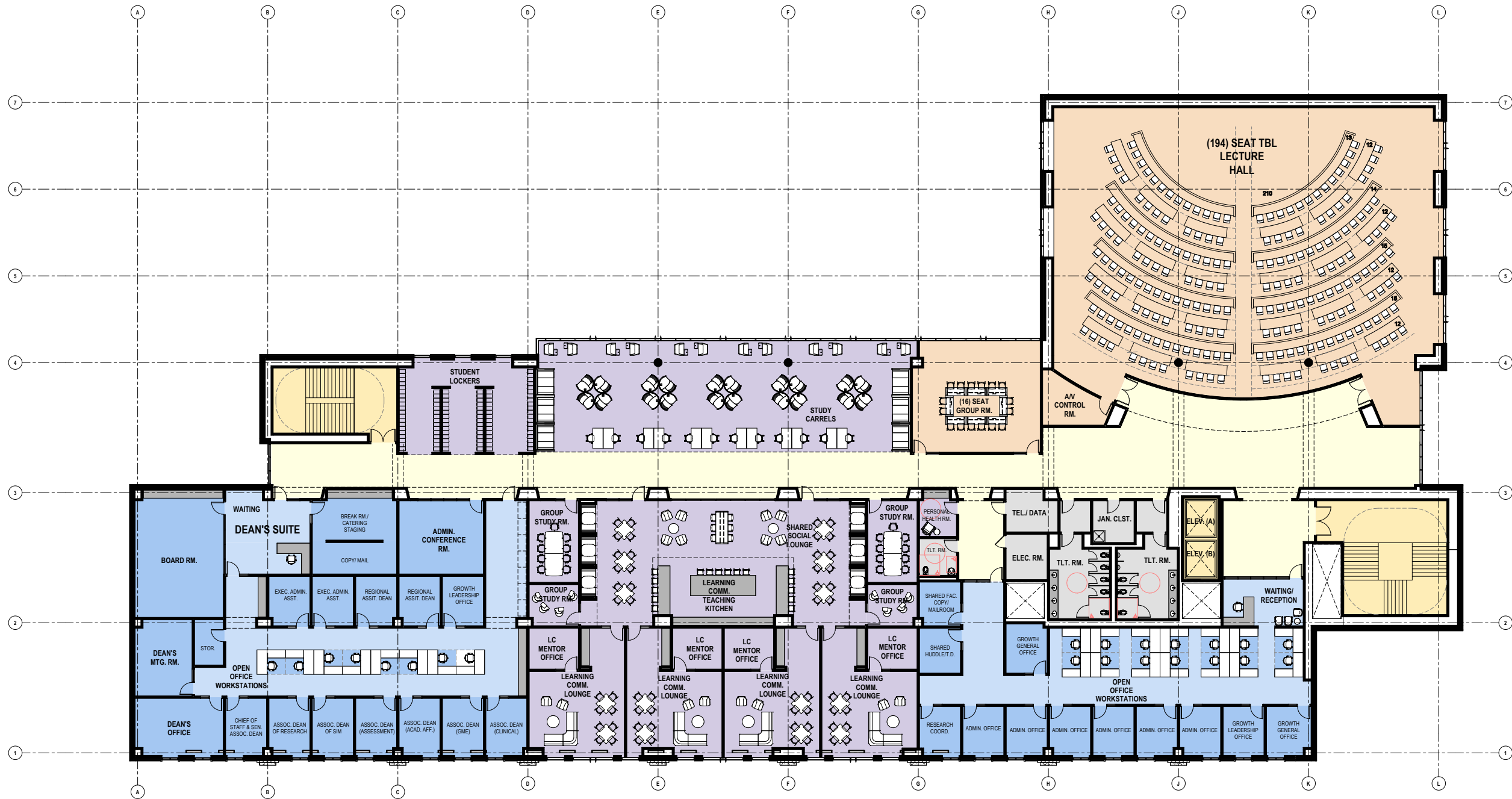




PRELIMINARY - CONCEPT PLAN ONLY

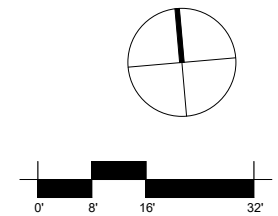
- | | |
|--|---|
| Student Life | Office & Support |
| OMM Lab & Anatomy | Horizontal Circulation |
| Research & Support | Vertical Circulation |
| Classroom & Support | Mech. / Building Support |
| Simulation & Skills | |

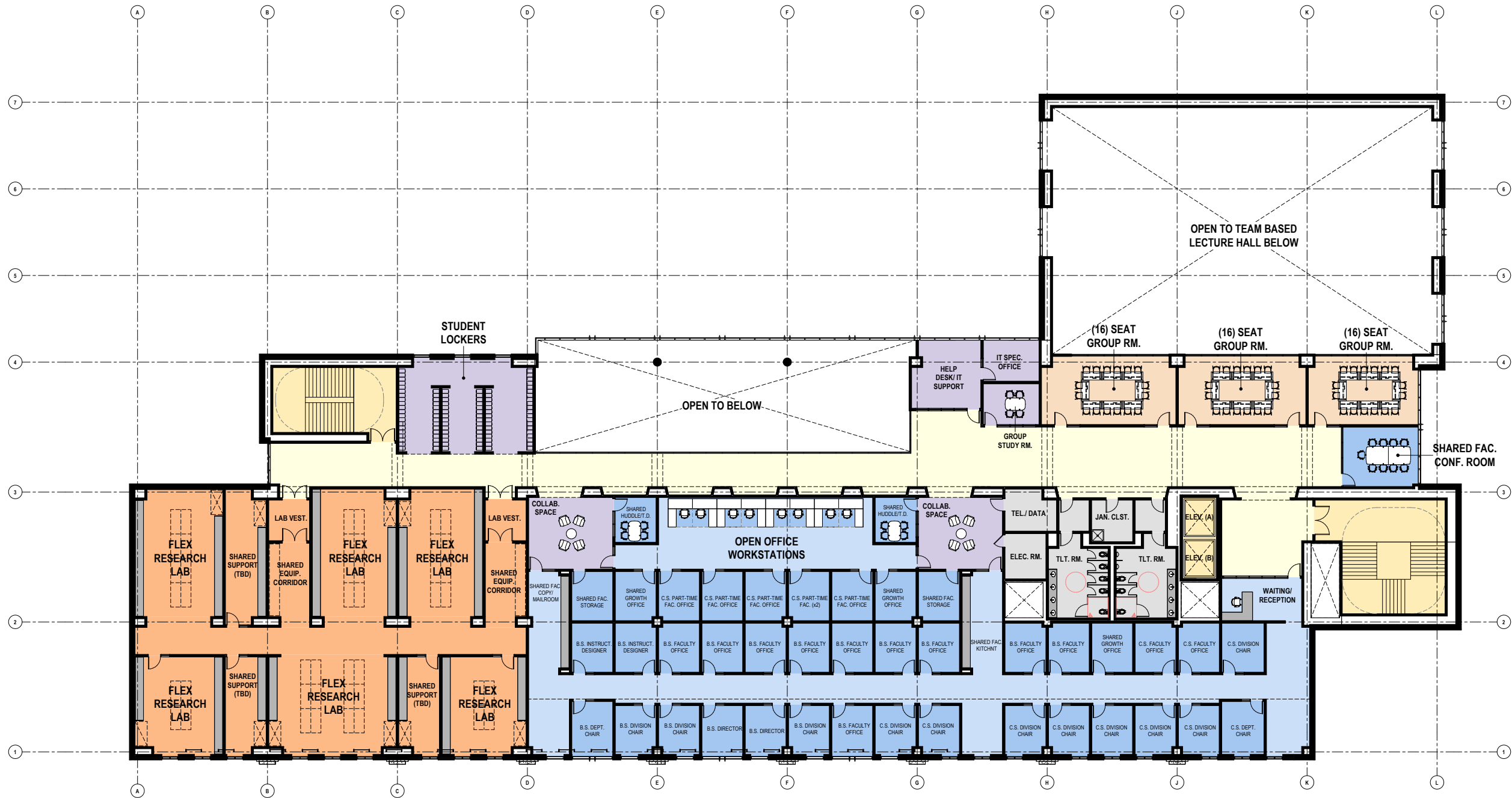




PRELIMINARY - CONCEPT PLAN ONLY

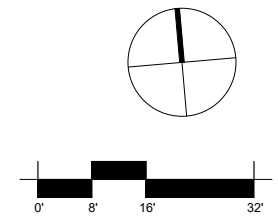
- | | |
|---|--|
| Student Life | Office & Support |
| OMM Lab & Anatomy | Horizontal Circulation |
| Research & Support | Vertical Circulation |
| Classroom & Support | Mech. / Building Support |
| Simulation & Skills | |





PRELIMINARY - CONCEPT PLAN ONLY

- Student Life
- OMM Lab & Anatomy
- Research & Support
- Classroom & Support
- Simulation & Skills
- Office & Support
- Horizontal Circulation
- Vertical Circulation
- Mech. / Building Support





Alter Hall
 ① Strong tower elements.
 ② Decorative cast stone banding.
 ③ Expansive glazing.



Justice Hall
 ① Ornate primary entries.



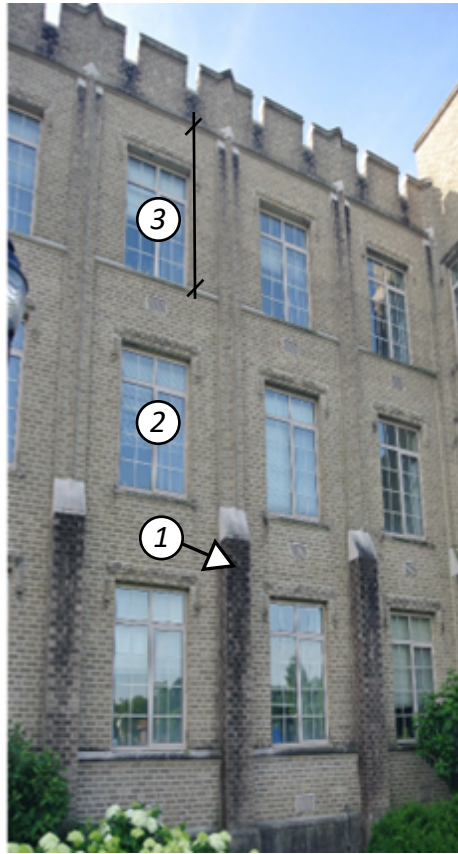
Smith Hall
 ① Entries with vertical glazing elements above.



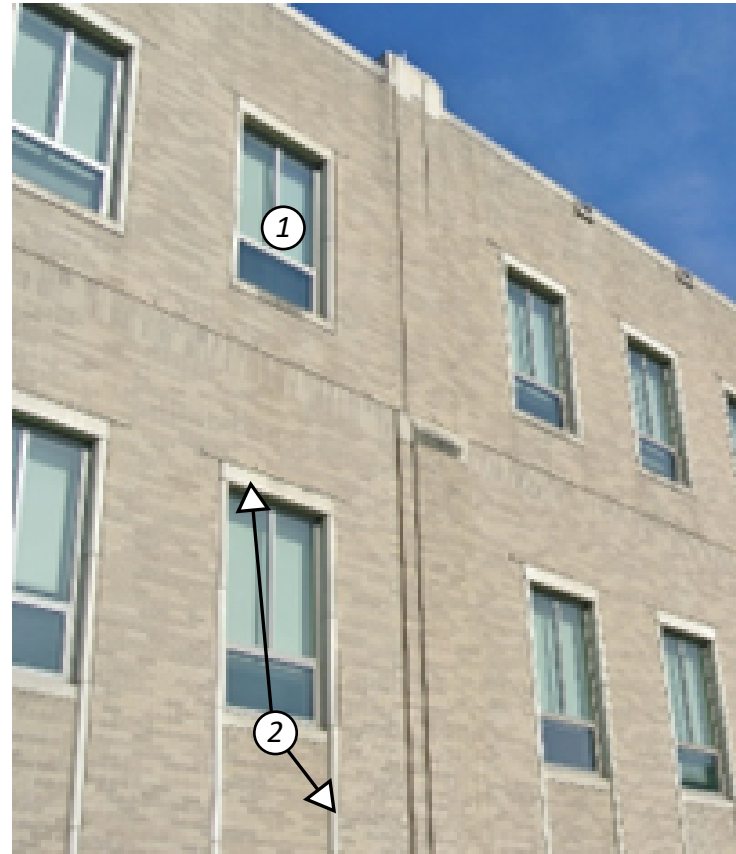
Smith Hall
 ① Glass volumes, articulated fenestration



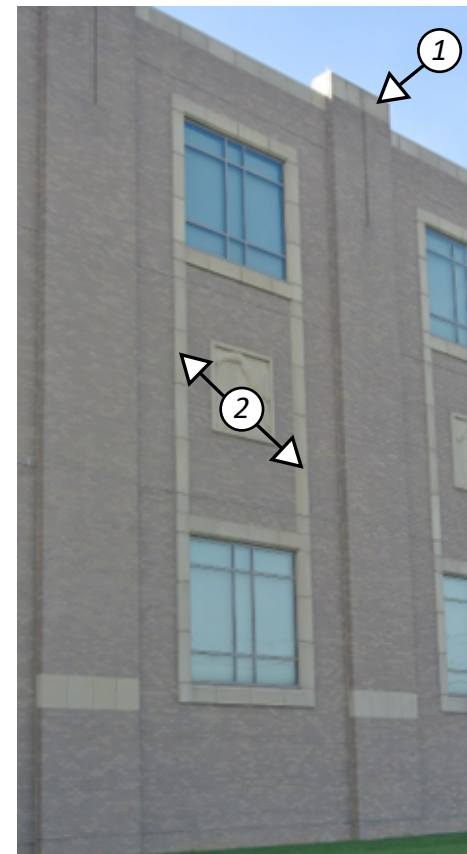
Alter Hall
 ① Strong vertical elements.
 ② Vertical fenestration with spandrel glass.
 ③ Elements projecting above the line of roof coping.



Hinkle Hall
 (1) *Articulated pilasters*
 (2) *Punched openings*
 (3) *'Attic' story*



Smith Hall
 (1) *Punched openings*
 (2) *Banded openings*



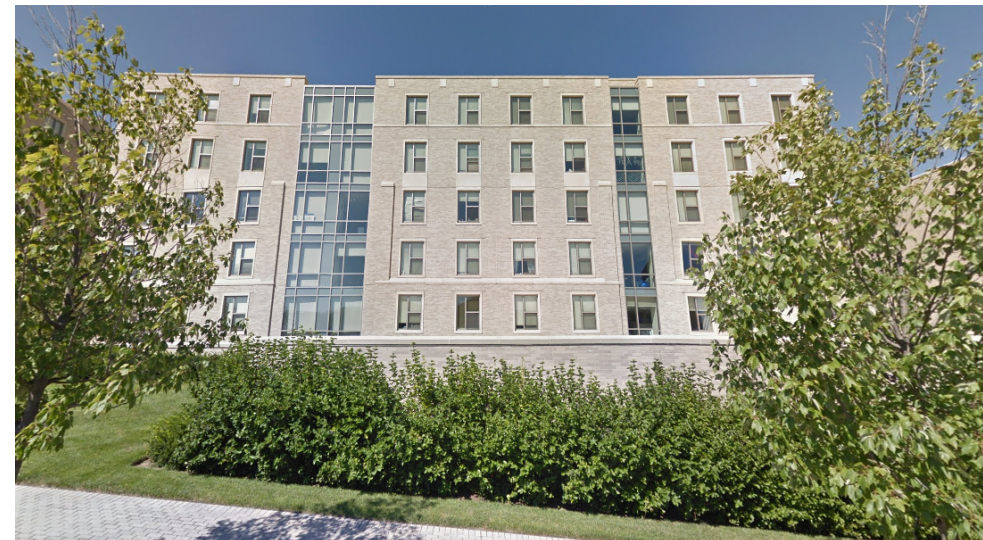
HUB
 (1) *Projected pilaster*
 (2) *Banded openings*



Alter Hall



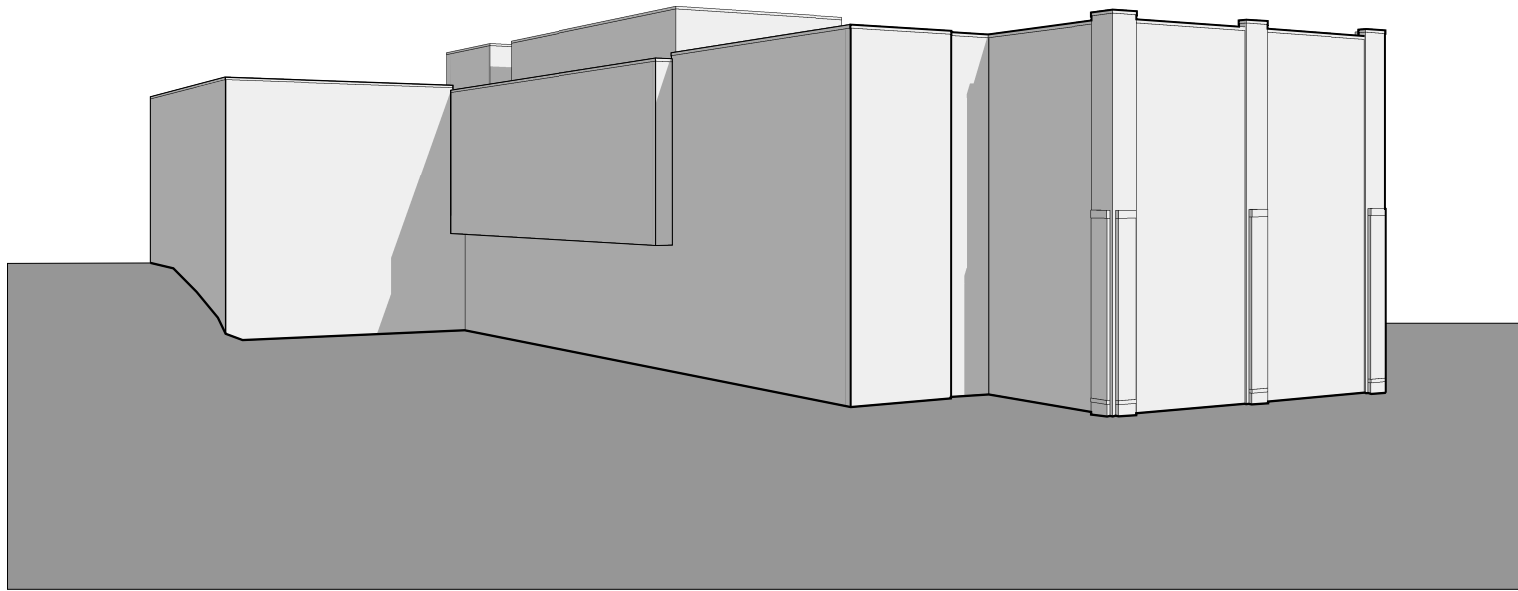
HUB



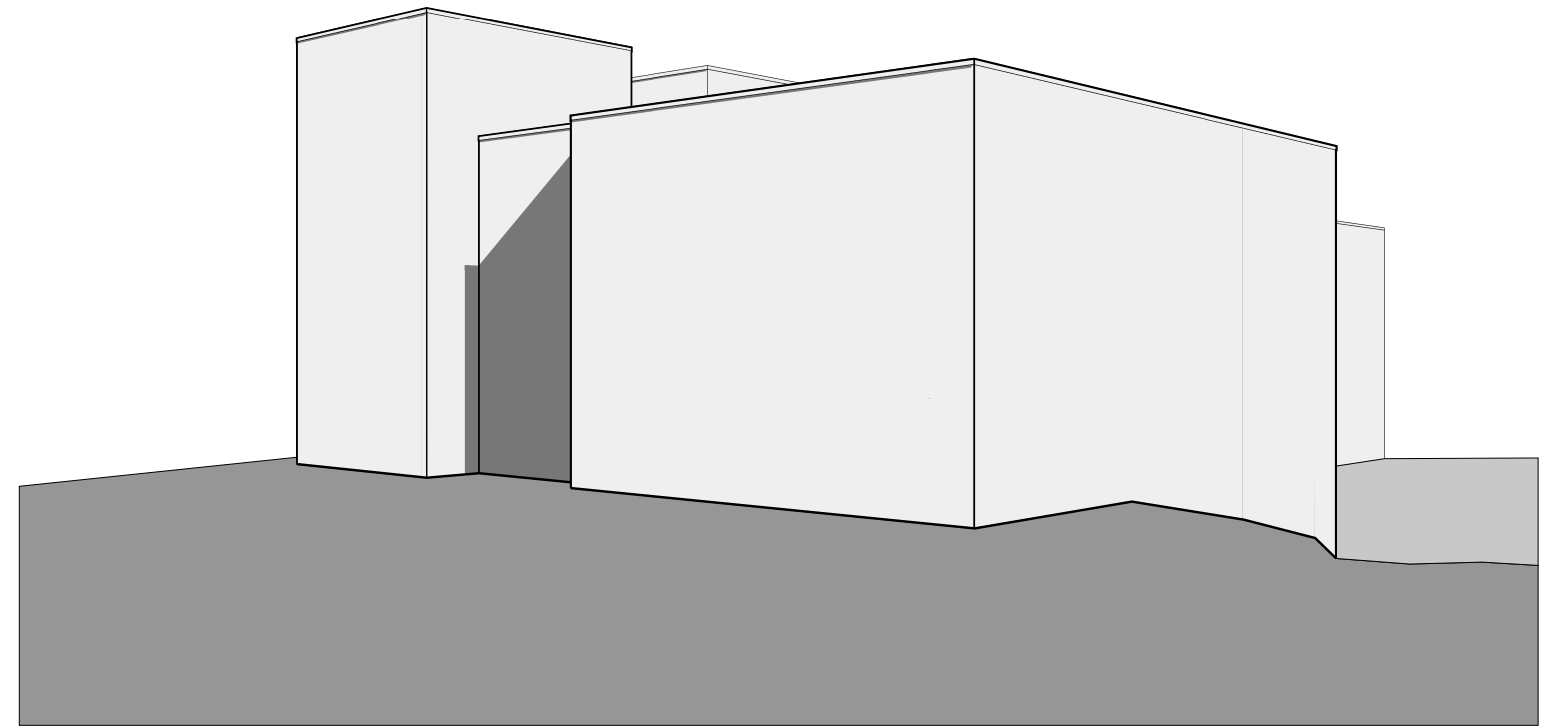
Justice Hall



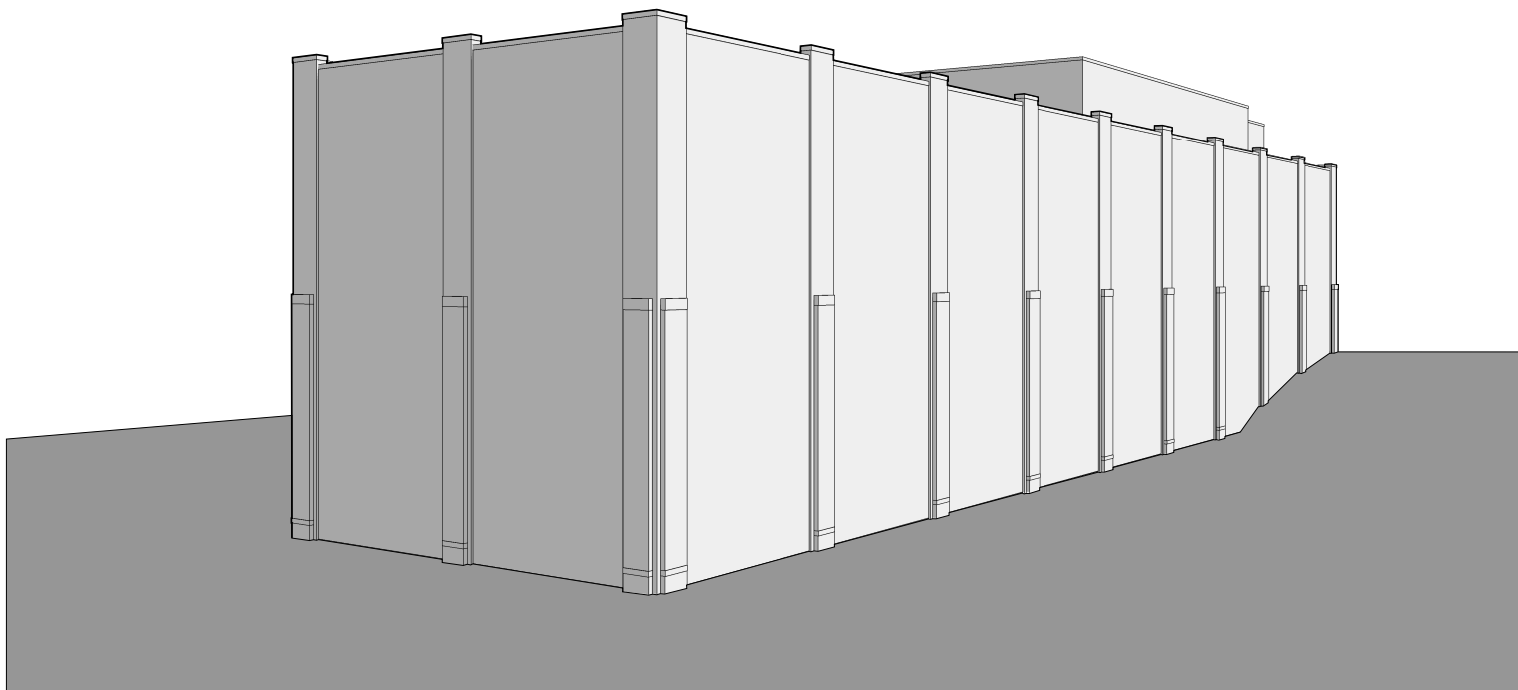
Smith Hall



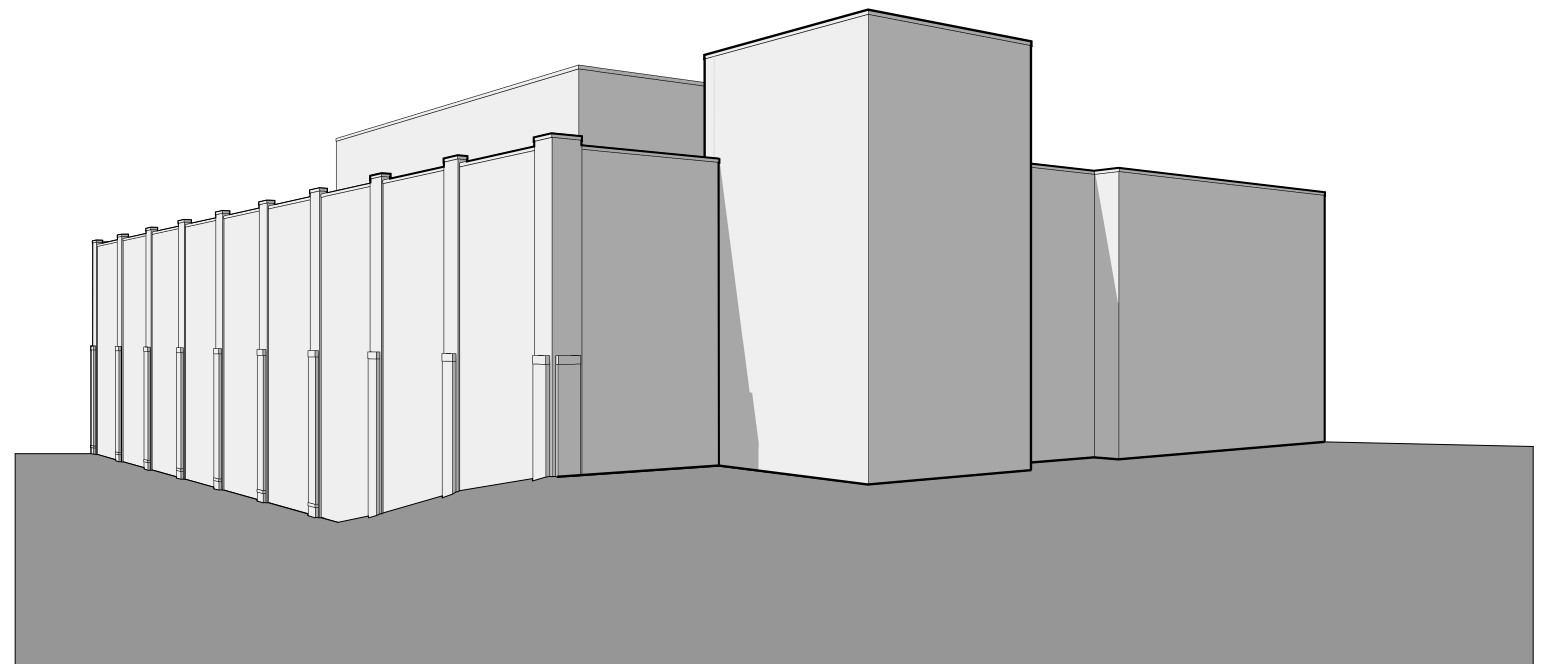
NORTHWEST PERSPECTIVE



NORTHEAST PERSPECTIVE



SOUTHWEST PERSPECTIVE



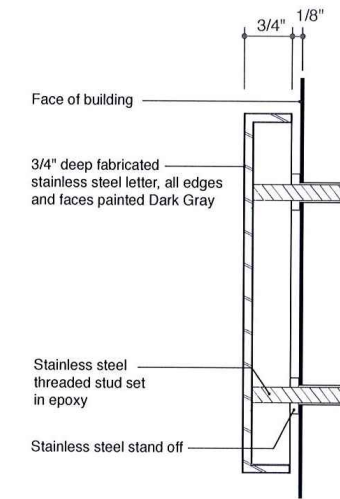
SOUTHEAST PERSPECTIVE

PRELIMINARY - CONCEPT ONLY

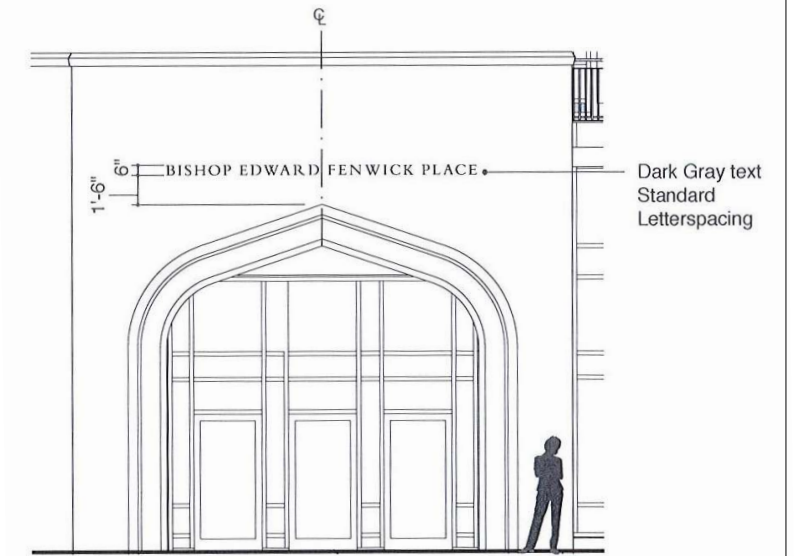
ATTACHMENT N - SIGNAGE

NON-UNIVERSITY BUILDINGS

The current PD signage requirements will remain unchanged for future non-university buildings located within the PD (east of Station Way).



Section
Scale: Half Size



UNIVERSITY BUILDINGS

The proposed university building (west of Station Way) will follow current Xavier University signage requirements, similar to the rest of campus.

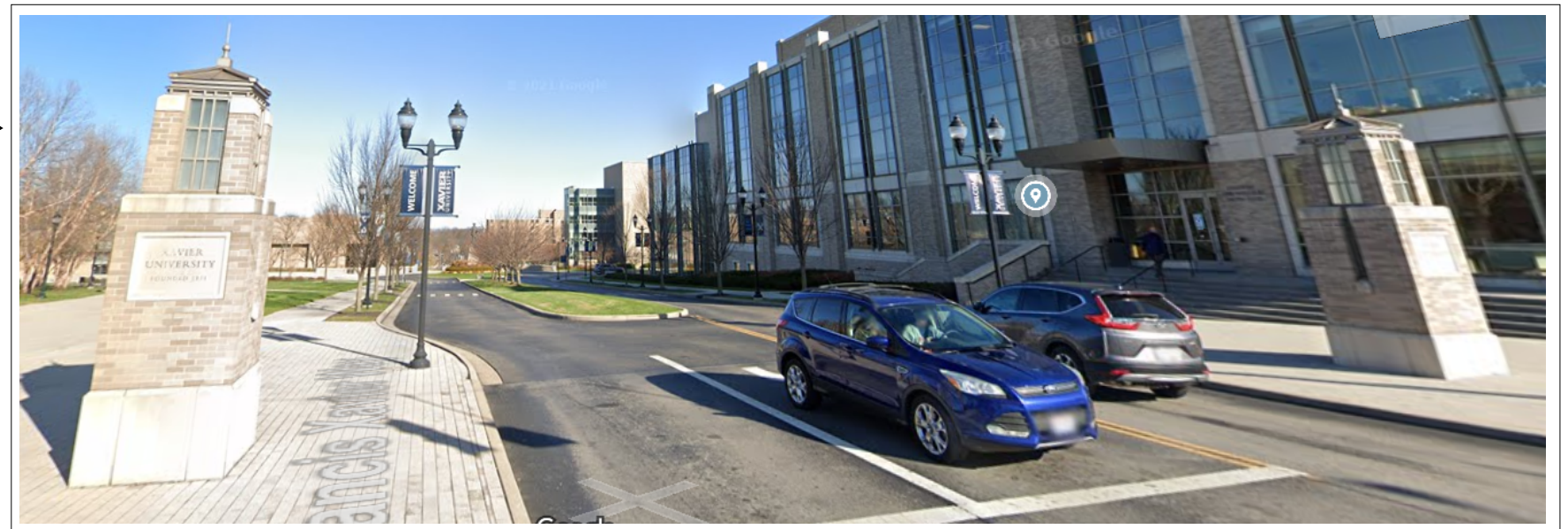


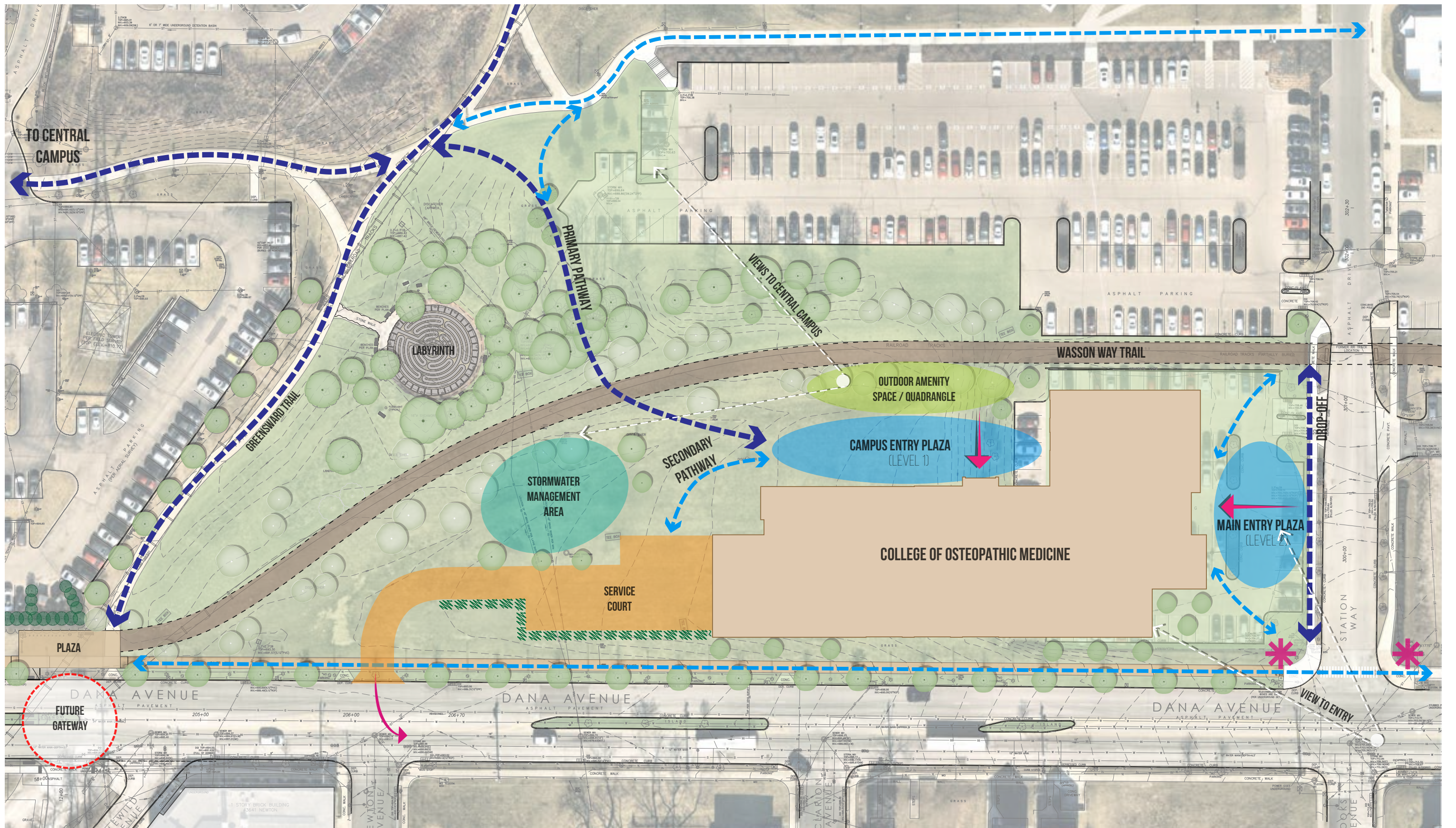
GENERAL UNIVERSITY SIGNAGE

In addition building mounted signage, general pole-mounted wayfinding signage and building identification signage may be included. This signage will follow the precedent for such signage.

UNIVERSITY GATEWAY

The proposed PD will also include a new gateway element, similar to other campus gateways (such as the gateway at the corner of Dana and Xavier Way). This gateway element will be located at the entry to campus at the southern end of Station Way, at the intersection of Dana Ave.





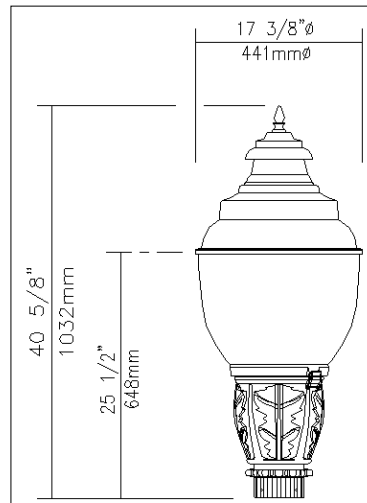
ATTACHMENT P - LIGHTING STATEMENT

Exterior lighting will consist of LED pole lights and/or façade mounted LED wall packs to illuminate parking areas to the west. Walking paths and drives will be illuminated with low level pedestrian lighting as needed. All Decorative light poles will match existing campus lighting, and any building mounted wall packs required for egress will match typical fixtures used on XU campus buildings.

The gateway entry at Station Way will be illuminated in a manner similar to other XU Gateway elements.

XU also intends to upgrade the streetscape along Dana Avenue by extending the existing decorative pedestrian lighting and banner poles to Montgomery Road.

Other than egress lights, all exterior lights will be controlled by central photocell and remain off when property is sufficiently daylight. Light spillover will be limited to 1.0 footcandle along the property line.



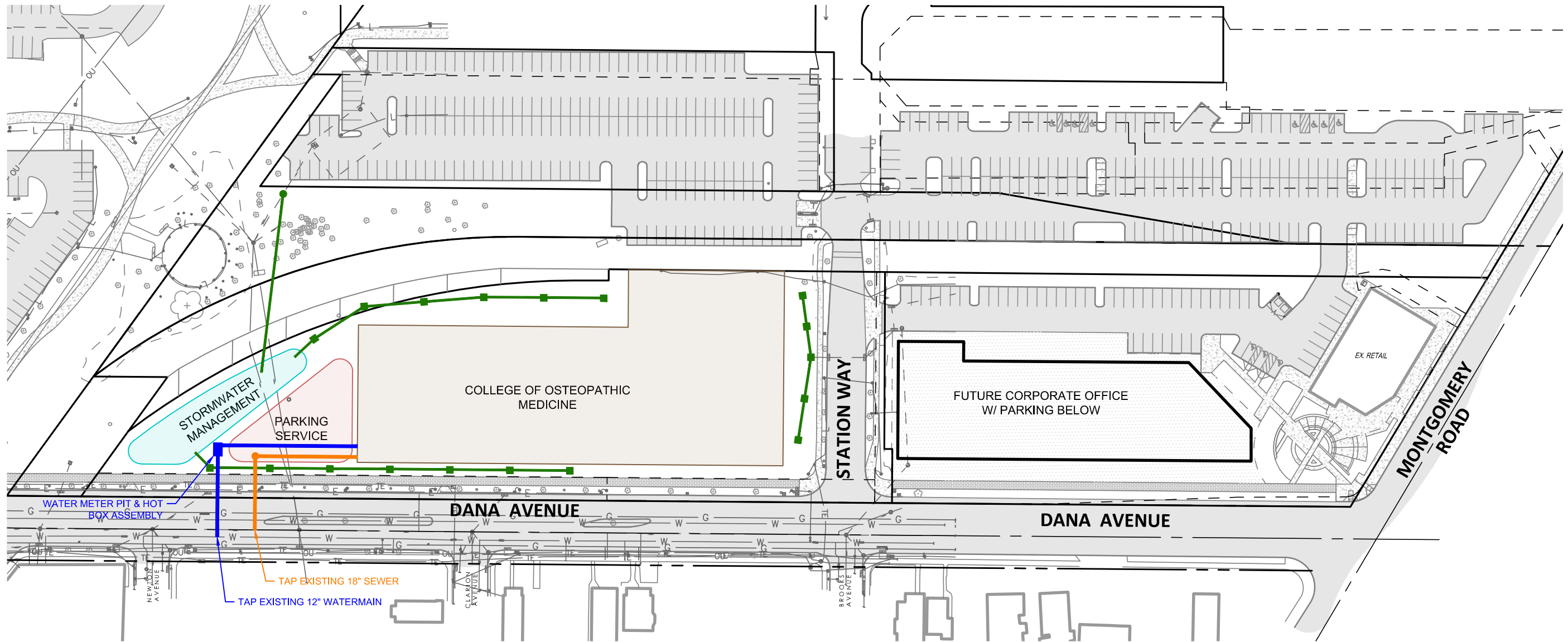
Decorative pole lights



Aerial view of site lighting conditions



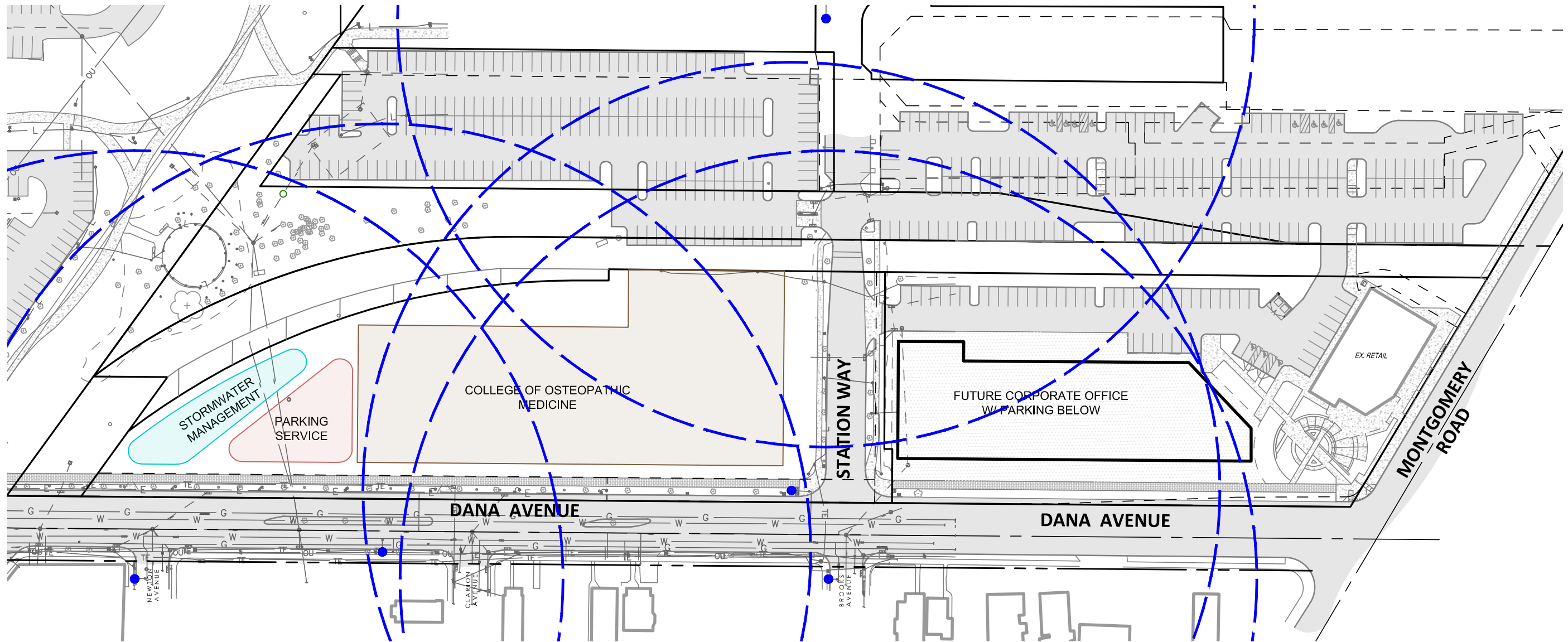
Aerial view of site lighting conditions



UTILITY PLAN LEGEND

- STORM SEWER
- SANITARY SEWER (INV ~ = 674.5)
- WATER LINE (SERVED FROM CAMPUS)

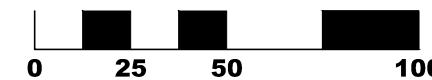
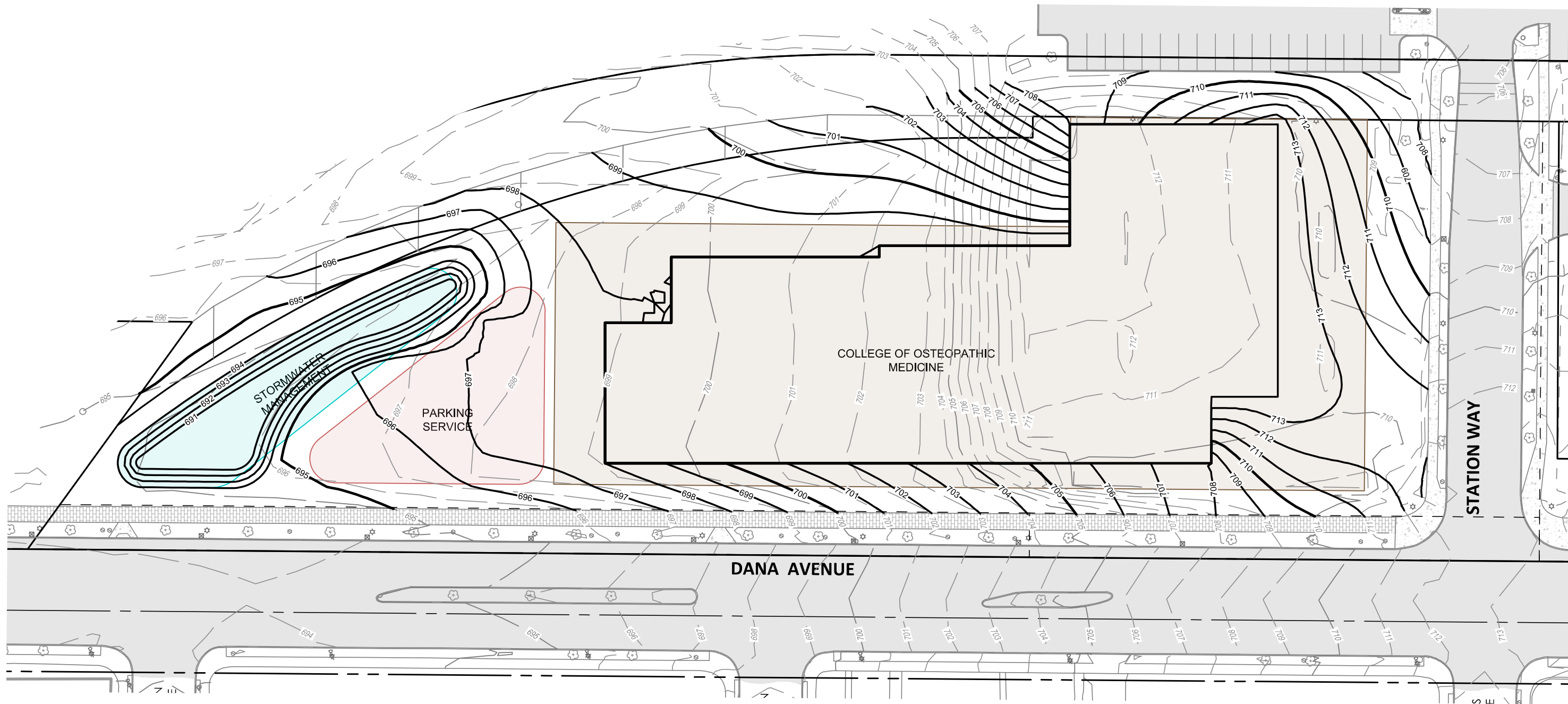


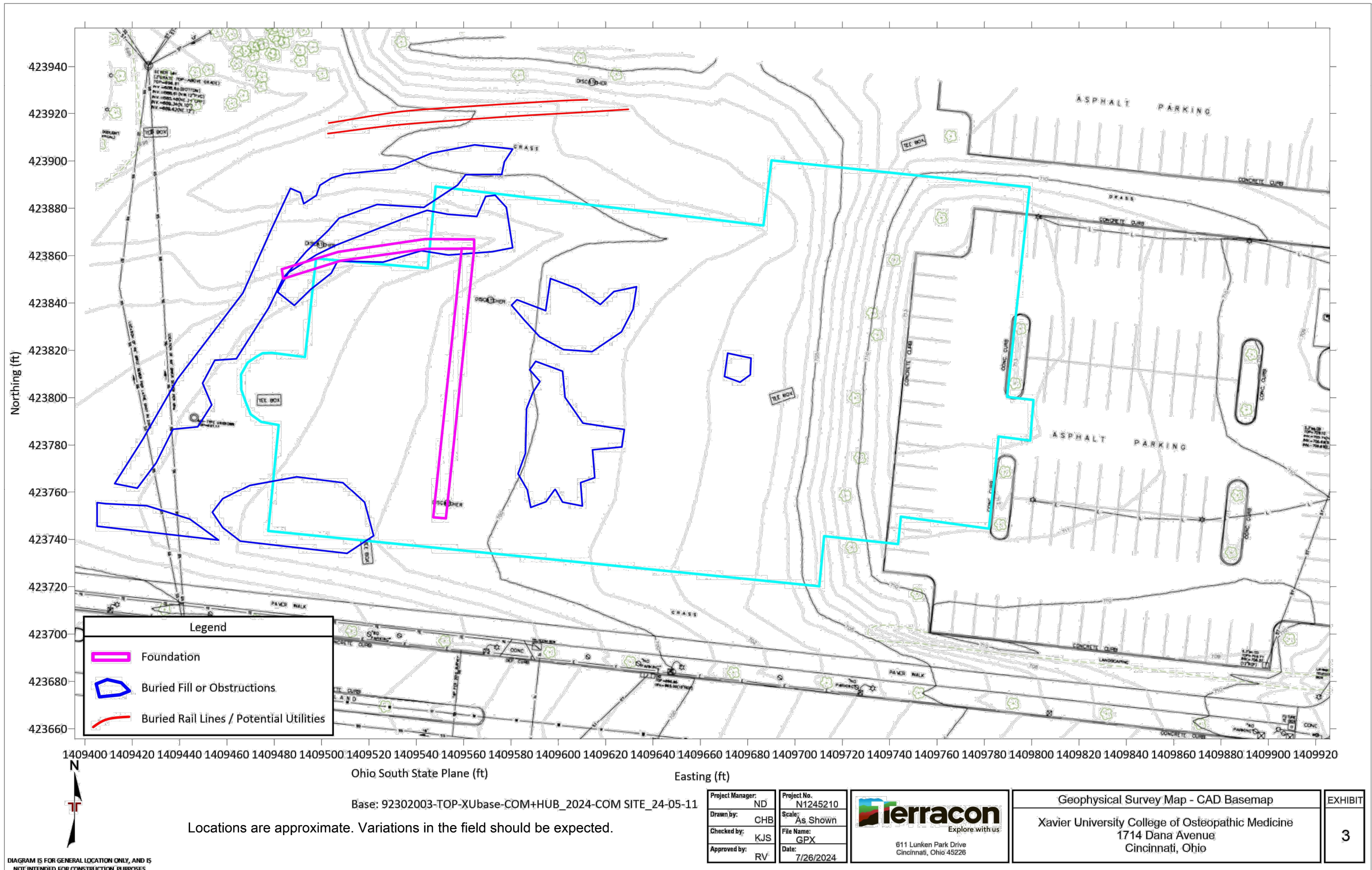


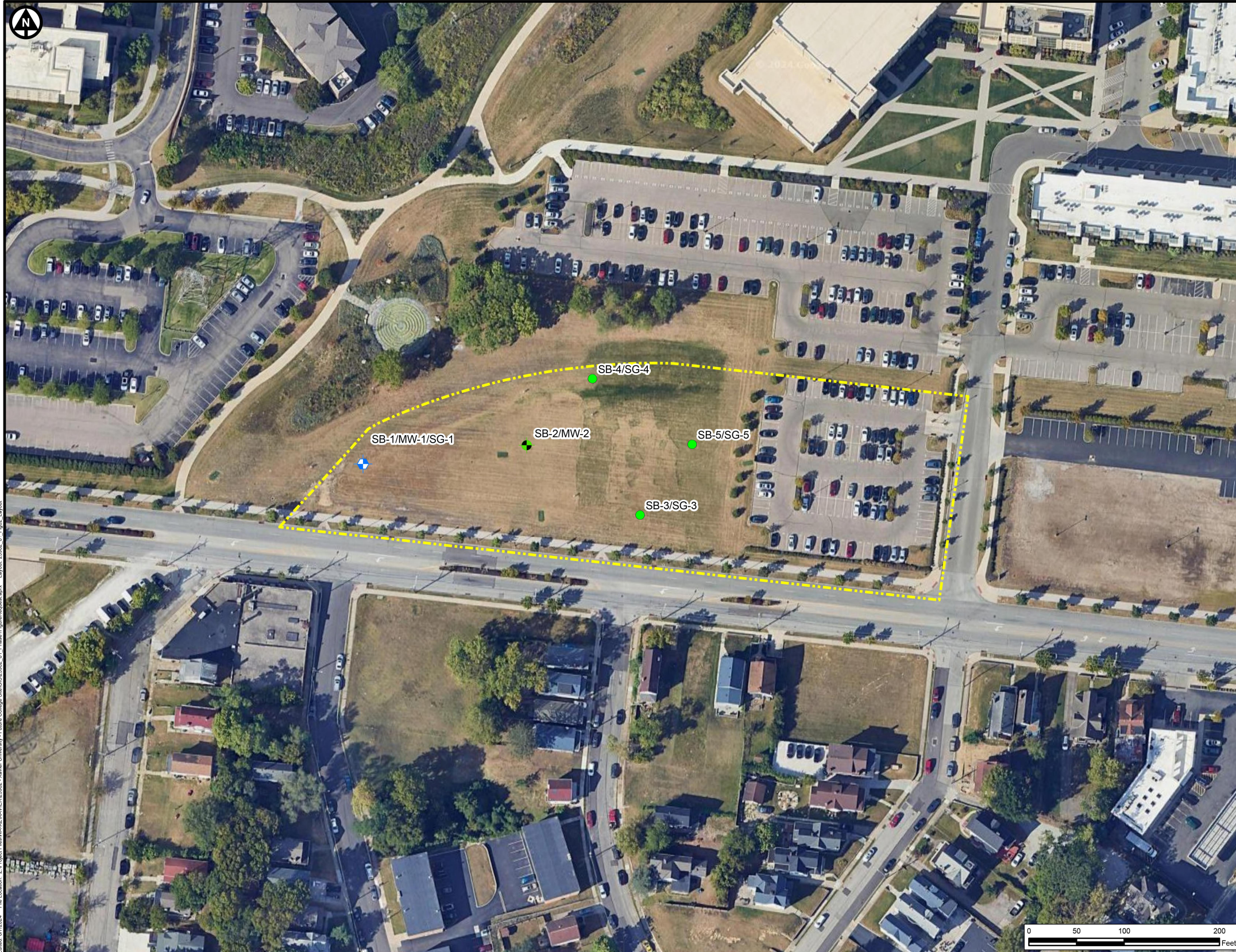
LEGEND

- EXISTING FIRE HYDRANT
- EXISTING FIRE HYDRANT COVERAGE - 400' RADIUS










- - - Site Boundary
- Soil Boring And Temporary Monitoring Well
- ◆ Co-Located Soil Boring, Temporary Monitoring Well, And Soil Gas Probe
- Co-Located Soil Boring And Soil Gas Probe

Note: The aerial photo was acquired through the Google Earth Imagery Web Service. Aerial photography dated 2024.

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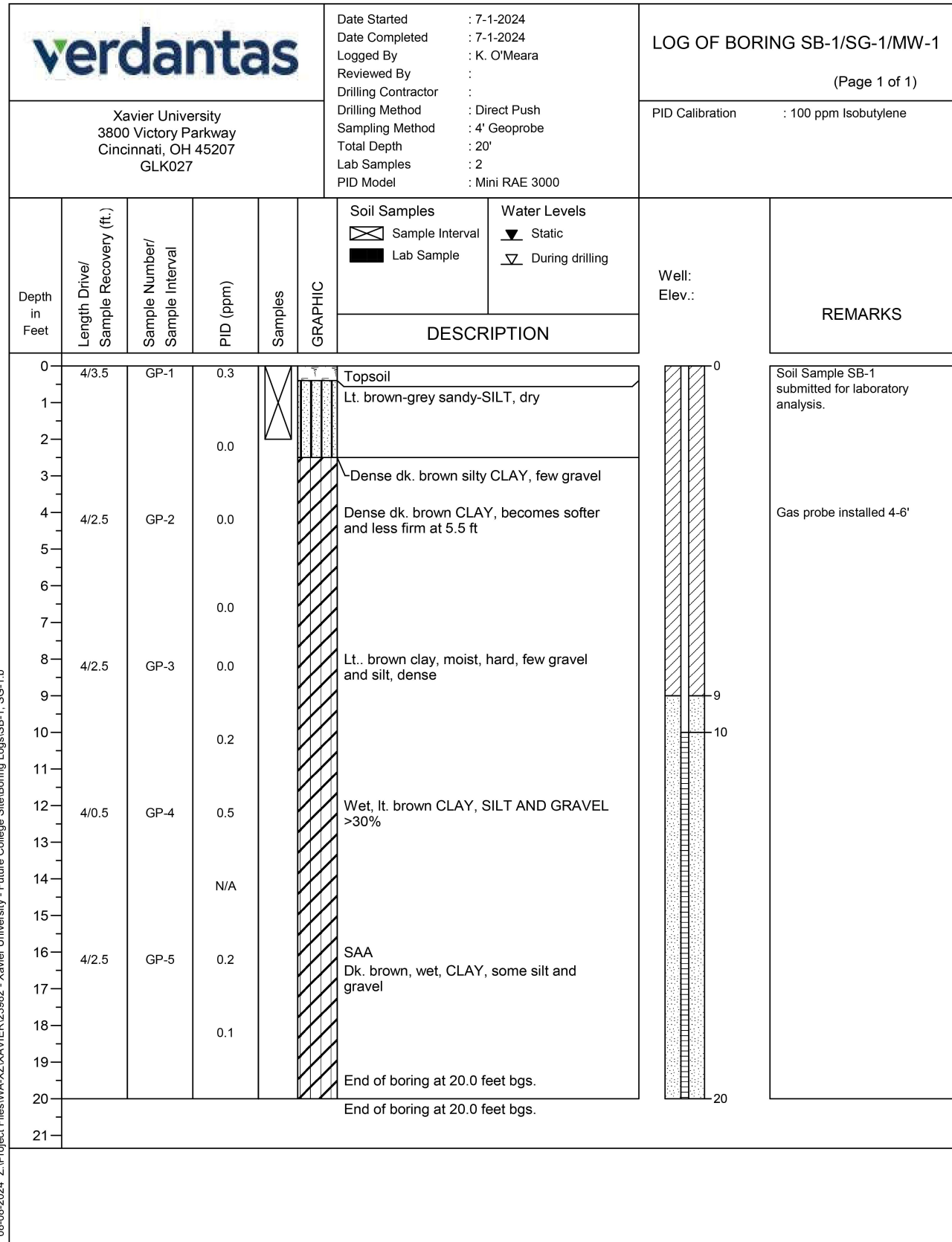
Dana Avenue
Cincinnati, OH

Sample Location Map

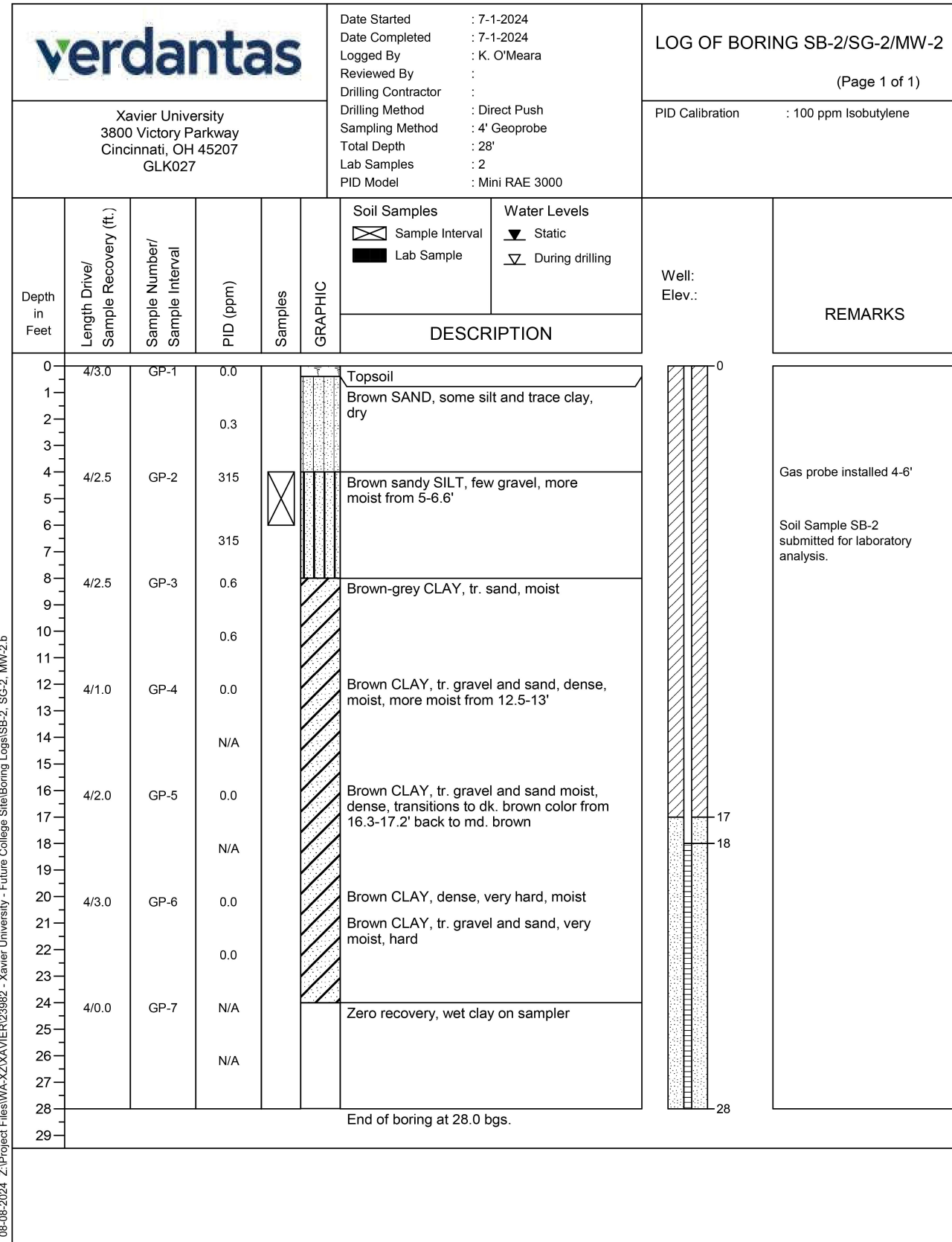
Limited Phase II Property Assessment
Future College of Osteopathic Medicine
Xavier University Property

Project Number 23982
Date 08/2024
Author wlangejans
Scale 1 in = 100 ft
Figure 2

Edited: 8/7/2024 File Location: Z:\Project Files\WA_XO\XAVIER\23982 - Future College - Phase II\FigureRequest.aprx Layout: 23982_01_Fig02_Layout
 Produced Using Esri's ArcGIS Software



08-08-2024 Z:\Project Files\WA-XZ\XAVIER\23982 - Xavier University - Future College Site\Boring Logs\SB-1, SG-1.b



08-08-2024 Z:\Project Files\WA-XZ\XAVIER\23982 - Xavier University - Future College Site\Boring Logs\SB-2, SG-2, MW-2.b

verdantas		Date Started : 7-1-2024 Date Completed : 7-1-2024 Logged By : K. O'Meara Reviewed By : Drilling Contractor : Drilling Method : Direct Push Sampling Method : 4' Geoprobe Total Depth : 12' Lab Samples : 2 PID Model : Mini RAE 3000		LOG OF BORING SB-3/SG-3 (Page 1 of 1) PID Calibration : 100 ppm Isobutylene					
Xavier University 3800 Victory Parkway Cincinnati, OH 45207 GLK027									
Depth in Feet	Length Drive/ Sample Recovery (ft.)	Sample Number/ Sample Interval	PID (ppm)	Blow Count (6"-12"-6")	Samples GRAPHIC	Soil Samples ☒ Sample Interval ■ Lab Sample	Water Levels ▼ Static ▽ During drilling	Water Level	REMARKS
						DESCRIPTION			
0	4/2.75	GP-1	0.3			Topsoil			
1						Lt. brown, SAND and CLAY mix, Sand amount increasing downwards, DRY			
2			0.6						
3									
4	4/2.5	GP-2	0.6			Lt. brown clay with some sand and gravel, moist, dense, hard			Gas probe installed 4-6'
5									
6			0.9						
7									
8	4/3.25	GP-3	1.3			Lt. brown CLAY, hard, tr. amounts of sand and gravel			Soil Sample SB-3 submitted for laboratory analysis.
9									
10			1.1						
11									
12	End of boring at 12.0 feet bgs.								
13									

08-08-2024 Z:\Project Files\WA-XZ\XAVIER\23892 - Xavier University - Future College Site\Boring Logs\SB-3, SG-3.b

verdantas		Date Started : 7-1-2024 Date Completed : 7-1-2024 Logged By : K. O'Meara Reviewed By : Drilling Contractor : Drilling Method : Direct Push Sampling Method : 4' Geoprobe Total Depth : 12' Lab Samples : 2 PID Model : Mini RAE 3000		LOG OF BORING SB-4/SG-4 (Page 1 of 1) PID Calibration : 100 ppm Isobutylene					
Xavier University 3800 Victory Parkway Cincinnati, OH 45207 GLK027									
Depth in Feet	Length Drive/ Sample Recovery (ft.)	Sample Number/ Sample Interval	PID (ppm)	Blow Count (6"-12"-6")	Samples GRAPHIC	Soil Samples ☒ Sample Interval ■ Lab Sample	Water Levels ▼ Static ▽ During drilling	Water Level	REMARKS
						DESCRIPTION			
0	4/3	GP-1	0.4			Topsoil			
1						Lt. brown sand with silt, dry			
2			0.6						
3						Lt. brown CLAY, abundant sand and silt, dense and hard			
4	4/3	GP-2	275			Grey CLAY with some gravel and sand, hard, dense, clay has a green hue and hydrocarbon smell			Gas probe installed 4-6'
5									
6			777						Soil Sample SB-4 submitted for laboratory analysis.
7									
8	4/2.5	GP-3	663			Grey CLAY, few gravel and sand, moist, hydrocarbon smell			
9									
10			209						
11									
12	End of boring at 12.0 feet bgs.								
13									

08-08-2024 Z:\Project Files\WA-XZ\XAVIER\23892 - Xavier University - Future College Site\Boring Logs\SB-4, SG-4.b



Date Started : 7-1-2024
 Date Completed : 7-1-2024
 Logged By : K. O'Meara
 Reviewed By :
 Drilling Contractor :
 Drilling Method : Direct Push
 Sampling Method : 4' Geoprobe
 Total Depth : 14.5'
 Lab Samples : 2
 PID Model : Mini RAE 3000

LOG OF BORING SB-5/SG-5

(Page 1 of 1)

Xavier University
 3800 Victory Parkway
 Cincinnati, OH 45207
 GLK027

PID Calibration : 100 ppm Isobutylene

Depth in Feet	Length Drive/ Sample Recovery (ft.)	Sample Number/ Sample Interval	PID (ppm)	Blow Count (6"-12"-6")	Samples	GRAPHIC	Soil Samples		Water Levels		REMARKS
							Sample Interval	Lab Sample	Static	During drilling	
							DESCRIPTION			Water Level	
0	4/3	GP-1	0.0								
1							Topsoil				
2			0.0				Lt. brown silty-CLAY, medium dense, few gravel				
3											
4	4/1.3	GP-2	0.0				Lt. brown CLAY with some silt and gravel				Soil Sample SB-5 submitted for laboratory analysis.
5							Dense blue/green CLAY, moist				Gas probe installed 4-6'
6			N/A								
7											
8	4/3.3	GP-3	6.7				Brown/green CLAY, dense, moist				
9											
10			6.5								Hit refusal on crushed limestone cobble, offset well moved 5ft NW
11											
12	2.5/2.5	GP-4	0.0				Brown-grey CLAY, very hard, dense, some sand and silt				Hit refusal on second attempt
13											Three well attempts made
14			0.0								
15	End of boring at 14.5 feet bgs.										

08-08-2024 Z:\Project Files\WA-XZ\XAVIER\23982 - Xavier University - Future College Site\Boring Logs\SB-5, SG-5.b

ATTACHMENT U - NOISE CONSIDERATIONS

BUILDING USES

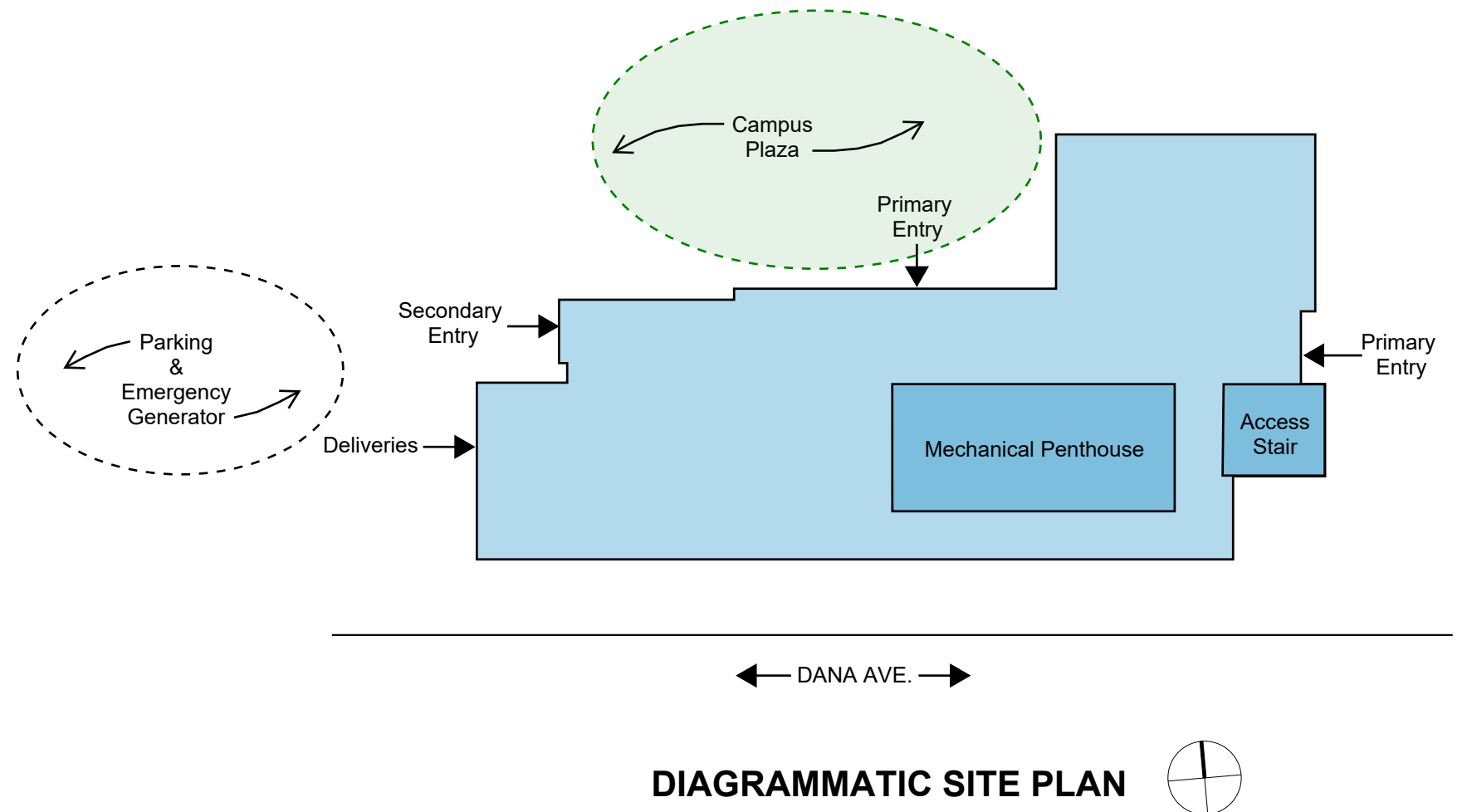
The majority of uses for the redefined PD will be similar in nature to uses encountered in the adjacent IR zone that the majority of the campus is classified under. On the eastern, and western ends, noise generation will be limited to occupants entering and leaving the building. With no operable penetrations along the southern façade, occupant generated noise would be negligible. On the northern side of the building, there will be informal student gatherings within the plaza. Given how sheltered the plaza is by the COM building itself, generated noise would be minimal.

MECHANICAL EQUIPMENT

Hot and chilled water (from the University's central plant) will address most of the building's heating and cooling needs. The remainder of the mechanical equipment will be strategically located on the roof, set back from the building's edge, and either contained within an enclosed penthouse, or surrounded by a screen wall. Due to these measures taken, it is not anticipated that any significant noise would be generated.

EMERGENCY GENERATOR

The size and exact location of the emergency generator has yet to be determined, but if required, it would most likely be located on the western side of the property, adjacent to the access drive off Dana. The generator would be located behind screening, and the generator would only operate during monthly testing and utility outages.



3701 MONTGOMERY RD



Mailing Address

XAVIER UNIVERSITY
3800 VICTORY PARKWAY
CINCINNATI OH 45207

Owner Address

XUPROP CO
3800 VICTORY PKY
CINCINNATI OH 45207

Districts

School Code Name	CINCINNATI CSD
Tax District	1
Appraisal Area Name	EVANSTON
Statistical Neighborhood Approximation	Evanston
Community Council Boundary	Evanston
Jurisdiction	Cincinnati

Tax Summary

Taxes Paid	\$726.08
Annual Taxes	\$726.08
Land Use Class	670

Value Summary

Sale Date	6/4/2013
Sale Source	2
Market Improvement Value	\$857800
Market Land Value	\$249260
Total Market Value	1107060

Parcel Data

Parcel ID	005900050010
Group Parcel ID	005900050010
Auditor Property ID	0590005001000 (http://wedge.hcauditor.org/view/re/05900050010)

Legal Description - NS DANA AV 3.746 ACS R2-T 3-S3

Property Appraisal

Deeded Acreage	3.746
Number of Parcel	2

INSTTY	WE
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Flags



Land Development (Cincinnati Only)

Landslide Potential	Low
Hillside District	No
IDC District	No
Urban Design District	No
Historic District	No
Barricade Zone	C
Police District	2
Fire District	D-3

Zoning Summary

Zoning	PD
Zoning Description	Planned Development District
Zoning Jurisdiction	CINCINNATI
Zoning Administration	CINCINNATI
Zoning Ordinance	0361-2012

Zoning Contact

805 Central Ave, Suite 500, Cincinnati OH 45202
352-2430

Homepage (<https://www.cincinnati-oh.gov/buildings/zoning-administration/>)
Ordinance (https://library.municode.com/oh/cincinnati/codes/code_of_ordinances?nodeId=TXIZOCOCI)

Property Report 🔍 ⬆️ ✕

Owner: **XAVIER UNIVERSITY**
 Address: **1714 DANA AVE**
 Jurisdiction: **Cincinnati**
 Parcel Id: **005900050006**
 Zoning: **PD - Planned Development District**

Tax Map 🗺️ Print 🖨️

Mailing Address

XAVIER UNIVERSITY
 3800 VICTORY PARKWAY
 CINCINNATI OH 45207

Owner Address

XAVIER UNIVERSITY
 3800 VICTORY PKY
 CINCINNATI OH 45207

Districts

School Code Name	CINCINNATI CSD
Tax District	1
Appraisal Area Name	EVANSTON
Statistical Neighborhood Approximation	Evanston
Community Council Boundary	Evanston
Jurisdiction	Cincinnati

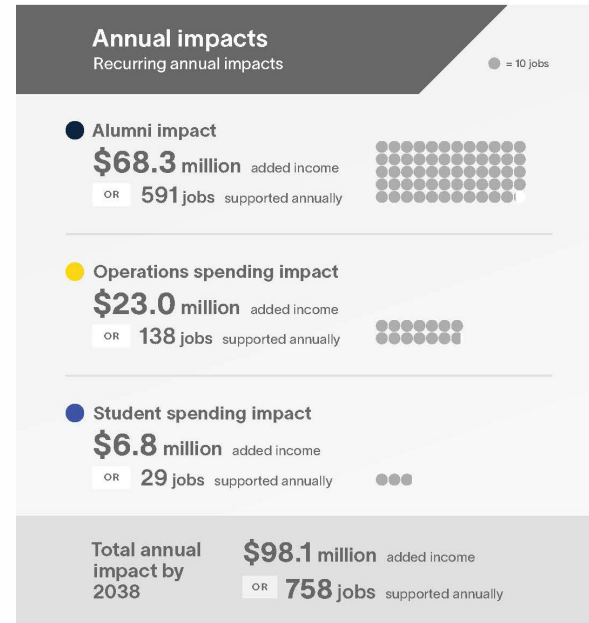
Tax Summary

Taxes Paid	\$156.78
Annual Taxes	\$156.78
Land Use Class	670

ID	Description	Days	Start	Finish
Preconstruction				
Design				
210	Program and Visioning Completion	177	10/13/23	06/21/24
238	Geotechnical Engineer On Board	0		06/07/24
242	Geotech Report Complete	49	06/10/24	08/16/24
199	Schematic Design	63	06/24/24	09/20/24
190	MEP Design-Assist RFP Documents	50	07/12/24	09/20/24
209	Bid Package 1 - Early Site/Enabling Work (Site,Utilities, Deep Foundations, Shoring)	50	08/09/24	10/18/24
239	Bid Package 1 - Early Site/Enabling Work (Site,Utilities, Deep Foundations, Shoring) Building Permit Approval	120	09/09/24	02/26/25
213	Long Lead Equipment Bid Package (at this point SWITCHGEAR)	0		09/20/24
205	Design Development	82	09/23/24	01/17/25
247	Direct Procurement Bid Package (at this point SWITCHGEAR)	0	09/23/24	
208	Bid Package 2 - Shallow Foundations, Core & Shell, Elevator, Stairs, Elevations for Reference	45	12/12/24	02/14/25
214	MEP DA Long Lead Equipment & Exterior Skin DA RFP Package	0	01/20/25	
225	Construction Documents	96	01/20/25	06/03/25
216	Bid Package 2 - Shallow Foundations, Core & Shell, Elevator, Stairs, Elevations for Reference Building Permit Approval	60	02/17/25	05/09/25
227	Bid Package 3 - Building Envelope	20	02/17/25	03/14/25
220	Bid Package 4- Interior Finishes, Landscaping, Hardscape (FINAL BID PACKAGE)	68	02/27/25	06/03/25
232	Bid Package 3 - Building Envelope Building Permit Approval	60	03/17/25	06/09/25
223	Bid Package 4- Interior Finishes, Landscaping, Hardscape (FINAL BID PACKAGE) Building Permit Approval	60	06/04/25	08/27/25
Precon/Budgeting				
250	BOT Update September	0	09/27/24	
203	Submit SD Budget	0		10/25/24
260	BOT Update December	0	12/06/24	
270	BOT Update February	0	02/28/25	
280	BOT Update May	0	05/02/25	
Procurement/Long-Lead Items				
Early Site/Enabling (BP1)				
200	BP 1 Bid & Award	20	10/21/24	11/15/24
222	BP 1 Submittals/Permitting	18	11/18/24	12/12/24
Foundations and Structure (BP2)				
235	BP 2 Bid/Award	30	02/17/25	03/28/25
194	Concrete Structure Formwork, Shoring, Re-Steel, Embeds Submittals/Fab	60	03/31/25	06/23/25
206	Elevator Submittals, Fabrication	200	03/31/25	01/09/26
237	Foundations Re-Steel Shop Drawings/Fabrication	26	03/31/25	05/05/25
Building Envelope (BP3)				
231	BP 3 - Bid & Award	30	03/17/25	04/25/25
197	Roofing	80	04/28/25	08/19/25
Interior Fit-Out and Site Work				
234	BP 4 Bid & Award	30	06/04/25	07/16/25
Construction				
201	Mobilization/Setup	20	11/18/24	12/16/24
20	Site Clearing/Excavation/Soil Remediation	59	12/13/24	03/07/25
30	Site Utilities	40	01/03/25	02/27/25
25	Deep Foundations	40	03/10/25	05/02/25
40	Foundations	60	05/06/25	07/30/25
70	Concrete Superstructure	100	07/02/25	11/20/25
50	Underslab Utilities	30	07/10/25	08/20/25
60	Slab on Grade	30	08/07/25	09/18/25
80	MEP Rough IN, Framing	175	08/14/25	04/20/26
160	Commissioning, Punchlist & Closeout	40	09/01/26	10/26/26
170	Substantial Completion	0		10/26/26



ECONOMIC IMPACT



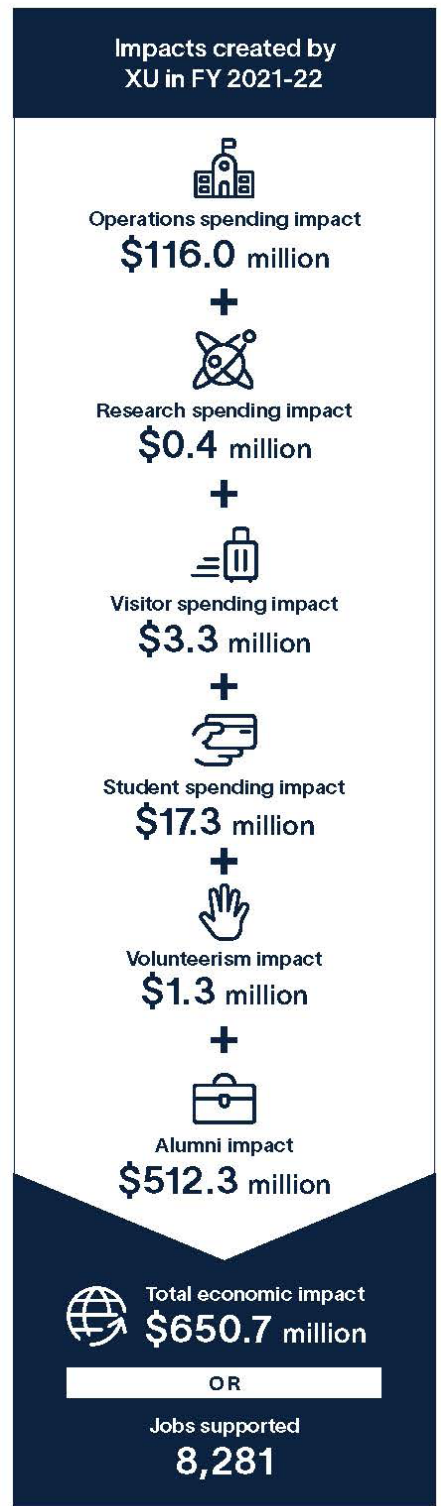
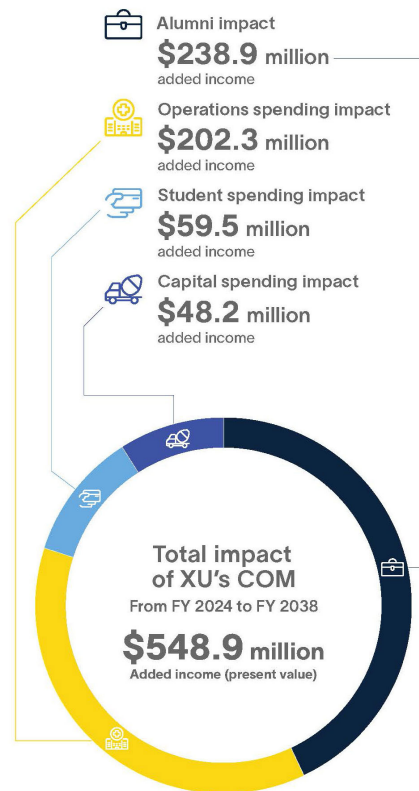
IMPACT OF THE PROPOSED SOLUTION

Xavier University is an economic engine for the Greater Cincinnati Region. In fiscal year 2021 - 2022 Xavier's impact was \$650.7 million, the equivalent of 8,281 jobs.

The College of Osteopathic Medicine (COM) from 2024 to 2038 is expected to generate a present value impact of \$548.9 million. By 2038, the expected annual impact will be 98.1 million.

During construction, Messer estimates that 720 jobs will be generated across multiple trades. This work will involve all facets of the commercial construction industry including office and job site leadership positions, as well as both skilled and unskilled laborers. This resulting mix in experience levels allows for the advancement of careers for those who have already entered the construction industry, as well as a means of introduction to the industry for those who have little or no experience with construction.

In addition to the construction of the building, the COM itself will result in approximately 300 faculty and support staff associated with the introduction of this large and significant field of study at Xavier University. Not only will these positions bring significant and well-paying jobs to the community, but the resulting graduates will go on to fill important unfilled medical positions within the Greater Cincinnati region and beyond.



DIVERSITY, EQUITY, AND INCLUSION

The Xavier University Center for Diversity and Inclusion’s mission is “to serve as a catalyst for social change at Xavier and beyond. Our space and initiatives foster the development and understanding of cura personalis, belonging, leadership, and transformative justice. We charge the entire campus to engage academically and socially across the intersections of race, class, sexual orientation, and gender identity.”

Both Xavier University and Messer Construction strongly believe in supporting all staff and certified DBE and MWBE businesses as a powerful tool to facilitate growth and success for all members of our community. Without the commitment of resources and capital, this positive change would not be possible nor sustainable. Messer typically achieves 22% DBE construction participation on all projects. On past significant medical projects within the City of Cincinnati, Messer has a proven track record of successfully achieving this level of participation. It is the firm belief of all parties involved that this ongoing support of DBE and MWBE businesses is imperative to uplift the communities in which we live and work.

Xavier University DEI Commitment

Inclusion, Diversity, Equity, Accessibility, and Social Justice (I.D.E.A.S.)

Greater Ignatian Belonging

Inclusion

1 Diverse Faculty Retention

2 Diverse Staff Retention

3 First-Year Experiences

Diversity

1 Diverse XU: Data & Inventory

2 Diverse Support & Infrastructure

3 Diverse Culture

Equity

1 Equity Advisory Program Revamp

2 Climate Survey

3 Equity Policies & Training

Accessibility

1 Accessible Environments

2 Accessible Policies

3 Accessible Programs & Events

Social Justice

1 Institutional Mission & Diversity

2 Ignatian Belonging

3 Community Partnerships

Messer Construction DEI Commitment

Messer has a corporate goal of 22% DBE participation on projects. We intend to apply this goal to this project.

Messer realizes that the growth of DBE/MWBE firms is essential to the success of the entire community. We commit to bring the best resources that are available to our customer’s projects, whether the owner mandates inclusion or not. Only by accessing all of the community are we able to fulfill that commitment. We believe sustainable change requires strategic relationships and a commitment of resources and capital. If we are to sustain growth and continue to compete in this ever-changing business environment, it is imperative that our economic inclusion initiatives continue to support and uplift the communities in which we live and work. The personal dedication of our employees to economic inclusion is what sets Messer apart.

Proven DBE/MWBE Participation Results

Cincinnati Childrens Hospital Medical Center Critical Care Building



34% DBE/MWBE spend

University of Cincinnati Health Gardner Neuroscience Institute



43% DBE/MWBE spend

UC Health Surgical Infill, Emergency Department and Tower



48% DBE/MWBE spend

COMMUNITY ENGAGEMENT

Xavier University (XU) has been diligently communicating the intent to expand the University's degree offerings through the creation of the College of Osteopathic Medicine (COM), which requires that the existing PD be amended. The University has reached out to various leadership groups within the community of Evanston to communicate the intent and garner support. The following measures have been taken to accurately communicate the plans and manage the expectations of the community at large:

- December 2023: XU briefed the Evanston Community Council on the development of the COM in their meeting.
- Evanston Community Council endorsed their support as part of XU's CBC Ohio Capital Budget Request for FY 2025.
- August 14, 2024: XU briefed the Evanston Business Association on the COM and the forthcoming request for a PD amendment.
- August 15, 2024: XU briefed the Evanston Community Council on the COM and the forthcoming request for a PD amendment during their Community Council meeting.
- August 29, 2024: XU received a letter of support for the PD amendment from the Evanston Community Council. See letter on right.

Fostering open communication with the community

