

EXECUTIVE SUMMARY

GOSS LABORATORY

#180

12-30-97 to 4-15-02



GOSS LABORATORY

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EXECUTIVE SUMMARY FOR GOSS LABORATORY **12/30/1997 to 04/15/2002**

Over the past five years, many rooms have been remodeled and several pieces of equipment have been replaced. Many offices on the first, second and third floors have been remodeled with new carpeting, lights, wall and ceiling finishes and new furniture. Some new laboratory suites have been installed on all floors. The old BUR roof over the third floor has been replaced with a new modified bituminous roll roofing system. The cooling tower support steel and heat reclaim vent has been removed from the roof. Two MZ air-handling units (MZ-5 & MZ-6) in room 350M have been replaced with new Carrier air-handling units and DDC controls. Some DDC control upgrades are in the process of being completed. Five new windows have been installed on the south side of the third floor. The old aluminum windows are to be replaced this year. There has been considerable work completed on the steam station and condensate return system. The steam pressure reducing valves have been replaced, the desuperheater valve and pump replaced and the condensate return station replaced. Two new storm-water sump pumps have been installed in the sump in room 142A. The addition of the Veterinary Medicine Academic Building (#136) to the southeast of Goss Lab has created some building upgrades to Goss Lab. The southeast entrance to Goss Lab now has a covered walk with a ramp, steps and a new entrance door.

Goss Laboratory is now 41 years old, and several building components have passed or are approaching the end of their expected life and will need to be replaced over the next ten years.

Items that need to be replaced within the next five years include:

1. The main double entrance doors, frame, closures and sill plates need to be replaced at this time.
2. Repair damaged concrete curbs around the drive and parking lot.
3. The exterior rusted steel doors that were not replaced need to be replaced at this time.
4. Four air-handling units MZ-1, MZ-2, SZ-3 and SZ-7 are 20 years old, past their life cycle replacement and need to be replaced. The ductwork should also be cleaned.
5. Replace the canopy roofs and lower roof over the second floor.

Items that need to be replaced five to ten years from now include:

1. Exhaust fans will need to be replaced.
2. Replace the electrical switchgear and the lighting and power distribution panels in room 142A. Install a suitable enclosure to protect the electrical gear from the high humidities in the room 142A.
3. Replace the MCC panels in rooms 142A, 142M, 350M and 400M.
4. The heating piping, heat exchanger, some pumps, coils etc. need to be replaced.
5. The caulking and mortar joints on the masonry brick walls have failed in some places and need to be replaced and the limestone and brick should be pressure washed and sealed.
6. The plumbing piping will need to be replaced.
7. The plumbing fixtures will need to be replaced.
8. The elevator has been upgraded with ADA buttons and floor gongs; however, the passenger elevator machinery is forty-one years old and will need to be replaced.
9. Remove abandoned equipment in room 400M.
10. Remove the boilers in room 142A.
11. Resurface the blacktop parking lot on the West Side.
12. Resurface the blacktop drive on the South Side.

UPDATED PROPOSED MAINTENANCE PROJECTS

GOSS LABORATORY #180, 04/30/2002

A. Corrective Maintenance Projects: **Control No**

<i>1. Cut out mortar in the limestone and brick joints and remortar app. 8100 LF and then clean and seal the walls.</i>	\$ 120,000	0987
<i>2. Gas line replacement.....</i>	\$ 21,000	2032
<i>3. Clean HVAC ducts.</i>	\$ 26,000	1612
<i>4. Replace two double doors and two single steel doors. ...</i>	\$ 15,000	3437
<i>5. Replace main entrance double doors.</i>	\$ 8,000	
<i>6. Repair damaged concrete curbs.</i>	\$ 17,000	
Sub Total	\$ 207,000	

B. Building Improvement/Addition Projects:

<i>1. Install a new ADA elevator in the building.....</i>	\$ 138,000	1952
<i>2. Replace the blacktop on the south drive to the dock.</i>	\$ 7,000	3438
<i>3. Resurface the blacktop parking lot.</i>	\$ 55,000	
<i>4. Upgrade the building fire-alarm system.</i>	\$ 170,000	
<i>5. Remove five boilers and misc. equipment room 142A. ...</i>	\$ 55,000	
<i>6. Remove misc. equipment in room 400M.</i>	\$ 25,000	
Sub Total.....	\$ 450,000	

C. Building Component Replacements expected within the next 5-10 years:

<i>1. Replace four MZ and SZ air handling units. Size the units for present and future capacities.</i>	\$ 228,000	3439
<i>2. Replace the steam and hot water piping.</i>	\$ 164,000	3440
<i>3. Replace the steel sanitary piping with cast iron pipe.</i>	\$ 82,000	3441
<i>4. Replace the electrical distribution panels and MCC's....</i>	\$ 220,000	
<i>5. Replace the restroom fixtures.....</i>	\$ 114,000	
<i>6. Replace the original exhaust fans (app 38 units).....</i>	\$ 160,000	
<i>7. Replace the balance of the roofs 5140 SF.....</i>	\$ 51,000	
Sub Total.....	\$ 1,019,000	
Total Cost for all Projects	\$ 1,676,000	

New or changed items are in bold print.

PROJECTS IN PROGRESS OR COMPLETED

GOSS LABORATORY #180

Projects: Through December 30, 1997

	Budget	Expended	Control No
1. Renovation of rooms 101A, 110 and 112.[C/C]	\$ 71,760	\$ 71,760	5061-PF970313
2. Replace the air handling units MZ-5 and MZ-6.[A]	\$ 101,700	\$ 244,841	5061-002546
3. Renovate for retrovirus containment.[C]	\$ 942,187	\$ 939,845	315-91-070
4. Replace the DHW heater.[C/C]	\$ 15,825	\$ 15,825	5061-001703
5. Replace the roof app 21000 SF and remove cooling tower.[C]	\$ 200,000	\$ 185,689	315-96-930
6. Waterproof the mechanical room.[C/C]	\$ 10,500	\$ 10,500	5061-001191
7. Replace steam sterilizer.[C/C]	\$ 410,953	\$ 406,849	315-93-503
8. Replace the windows.[A]	\$ 150,000	\$ 150,000	315-96-931

Projects: December 30, 1997 Through March 31, 2002

	Budget	Expended	Control No
1. Dock repairs.[O]	\$ 15,000	\$ 71,760	9986-5712
2. HVAC controls.[A]	\$ 40,000	\$ 9,919	5061-003257
3. Remove incinerator.[O]	\$ 0	\$ 0	5061- PF 970704
4. Lecture Hall ADA improvements.[C]	\$ 6,000	\$ 5,671	5070-R941441
5. Install five new windows.[A]	\$ 62,827	\$ 59,677	5062-PF6088
6. Renovation of rooms 156 and 256. [A]	\$ 75,403	\$ 62,826	5061- PF5409
7. Renovate room 122.[C/C]	\$ 60,193	\$ 60,193	5061- PF980801
8. Renovate room 320.[C/C]	\$ 20,720	\$ 20,720	5061- PF5441
9. Replace the DDC controls.[A]	\$ 35,000	\$ 31,732	9986-5972
10. Replace two CW coils MZ-5&6.[A]	\$ 12,985	\$ 10,985	9986-6700
11. Renovate Lab Animal cat area.[C/C]	\$ 469	\$ 469	5070-R991608

[O]-OPEN, [A]-ACTIVE, [C]-COMPLETE, [C/C]-CLOSED

FROM 12/30/1997 AUDIT

EXECUTIVE SUMMARY FOR GOSS LABORATORY

Goss Laboratory now houses The Department of Veterinary Biosciences. Goss Laboratory was constructed in 1961 and occupied in September of 1962 by The Veterinary Pathobiology Department with a gross area of 67,996 SF. The three-story building without basement was originally built for classrooms, offices and laboratories. Laboratories have been remodeled several times over the years to meet the changing requirements of the research.

Several building components are approaching the end of their expected life and will need to be repaired or replaced over the next five to ten years. Within the next five to ten years the caulking, elevator, plumbing and four air-handling units will need to be replaced.

PROPOSED MAINTENANCE PROJECTS

GOSS LABORATORY #180 12/30/1997

A. Corrective Maintenance Projects:

Control No

1. <i>Cut out mortar in the limestone and brick joints and remortar app. 8100 LF and then clean and seal the walls.</i>	\$ 80,000	0987
2. <i>Gas line replacement.</i>	\$ 21,000	2032
3. <i>Damper and coil replacement. Completed</i>	\$ 21,250	2899
4. <i>Clean HVAC ducts.</i>	\$ 26,000	1612
5. <i>Replace two double doors and two single steel doors. ...</i>	\$ 12,400	3437
Sub Total	\$ 160,650	

B. Building Improvement/Addition Projects:

1. <i>Install a new ADA elevator in the building.</i>	\$ 120,000	1952
2. <i>Replace the blacktop on the south dock drive.</i>	\$ 7,000	3438
3. <i>Replace the ceiling tiles. Completed</i>	\$ 15,120	1591
4. <i>Repair the loading dock and handicap ramp support wall. See 9986-5712</i>	\$ 12,000	0856
Sub Total	\$ 154,120	

C. Building Component Replacements expected within the next 5-10 years:

1. <i>Replace five MZCV and MUAHU air handling units. Size the units for present and future capacities</i> <i>Two Completed</i>	\$ 228,000	3439
2. <i>Replace the incandescent lights in halls and stairwells. Completed</i>	\$ 27,000	1593
3. <i>Replace the steam and hot water piping.</i>	\$ 150,000	3440
4. <i>Replace the steel sanitary piping with cast iron pipe.</i>	\$ 75,000	3441
Sub Total	\$ 480,000	
Total Cost for all Projects	\$ 794,770	

BUILDING EVALUATION SUMMARY

BUILDING INFORMATION

Fac # **180**, Facility Name: **GOSS LABORATORY**, Date: *05/01/02* Inspector: JAO,
 Year Constructed: *1961*, Gross Sq. Ft: *67,996*, Net Sq. Ft: *60,247*, Replacement Cost: \$ *13,289,000* *

COMPONENT RATING

COMPONENT	BUILDING COMPONENT PERCENTAGE OF TOTAL COST **	BUILDING COMPONENT REPLACEMENT COST	BUILDING COMPONENT CONDITION VALUE MULTIPLIER	BUILDING COMPONENT CURRENT VALUE
Foundation	4.12	547,149	86	472,414
Columns and Beams	11.12	1,478,262	86	1,276,348
Exterior Walls	6.59	875,438	70	609,949
Ext. Windows & Doors	3.22	428,120	96	411,513
Roofing & Flashing	2.12	282,214	92	260,290
Partitions & Doors	8.48	1,126,935	79	889,108
Wall Finishes	4.28	568,267	86	486,227
Floor Finishes	4.78	635,461	80	508,416
Ceilings & Finishes	5.68	754,490	85	641,377
Conveying	1.33	176,624	67	117,759
Plumbing	17.48	2,322,983	63	1,455,853
Heating	6.93	921,514	59	546,810
Cooling and Vent.	7.96	1,057,821	59	622,979
Elect. Serv. & Dist.	1.37	182,383	69	126,462
Lighting and Power	9.23	1,226,766	83	1,022,399
Safety Standards	5.30	704,574	62	438,430
TOTALS	100.00	13,289,000	74	9,886,334

BUILDING RATING SUMMARY

Overall Building Rating = **74%**

* *Replacement Cost assigned January 2002 by The Office of University Resource Planning & Institutional Analysis without the furnishings and fixed equipment allocation.*

** *Percent allocation of each building component is calculated from The Means Standard Construction Cost data for College Classroom Buildings.*