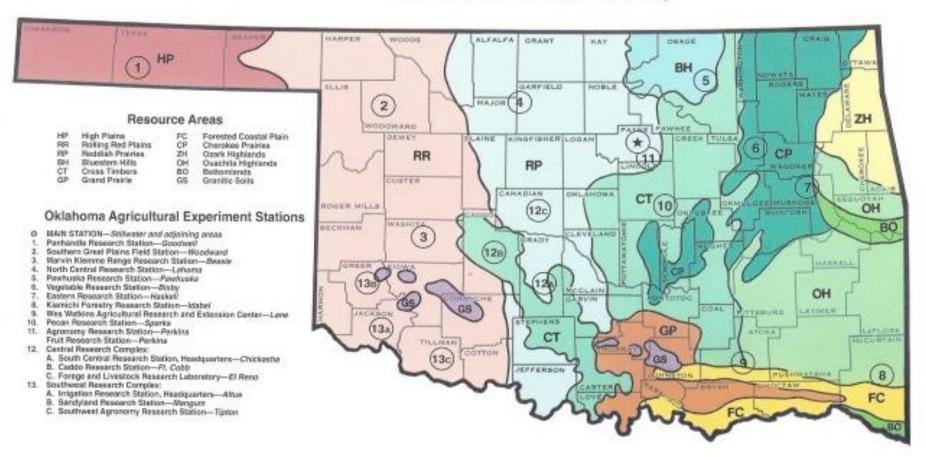
# OSU Contribution to Managing Facilities Deferred Maintenance

27 April, 2016

## Oklahoma Agricultural Experiment Station Review

- 19 Research Locations
  - 4 in Stillwater
  - 15 scattered throughout state
- Includes:
  - Institute of Agricultural Biotechnology (Ardmore)
  - 18 Research Stations under the Field and Research Services Unit (est. 2007)

#### Oklahoma Agricultural Experiment Stations and Oklahoma Resource Area Map





**DIVISION OF** 

Agricultural Sciences & Natural Resources

#### Sightlines Report

- Oklahoma
  - 354 Buildings Statewide
  - 1,659,211 sq. ft.
  - \$181,687,821.37 deferred maintenance
  - \$469,445,589.07 current replacement value

#### Construction and Maintenance

- Routine
  - Handled by each superintendent or department within their own budget
- Non-routine
  - Requires OAES Direction
    - OAES Asst. Dir. (Registered Professional Engineer)
    - Project Manager

#### **DASNR Master Plan**

- Survey and assessment of 163 facilities near campus
- Project directed by OSU's Long Range Research Planning (LFRP) with assistance from private architectural firm
- Every building visited by architect from LFRP, private architect, and DASNR Project Manager
- Determine scopes of improvements with end user input through faculty charettes
- Prioritize Projects and estimate Total Project Costs
- Identify funding source for project

#### General assessment of:

- \* Building code compliance
- \* ADA compliance
- \* Building envelope integrity
- \* Building systems
  - Structural system
  - Mechanical system
  - Electrical system

Evaluation of FACILITY CONDITION - not an evaluation of program or utilization.

#### **End of Building Life**

Building systems and structure are at a point where long-term viability of the facility is not reasonable. Cost to remedy issues likely far outweigh the overall value of the facility. ir P

#### **Excellent**

Facility is relatively new and/or in excellent overall condition. Few, if any, immediate needs were discernable. As with any facility, maintenance and repair will be required, eventually.

#### Major Repair

Significant cost is likely required, relative to the overall value of the facilit, to bring one or more major building system up to code and/or reasonable functionality for overall viability.

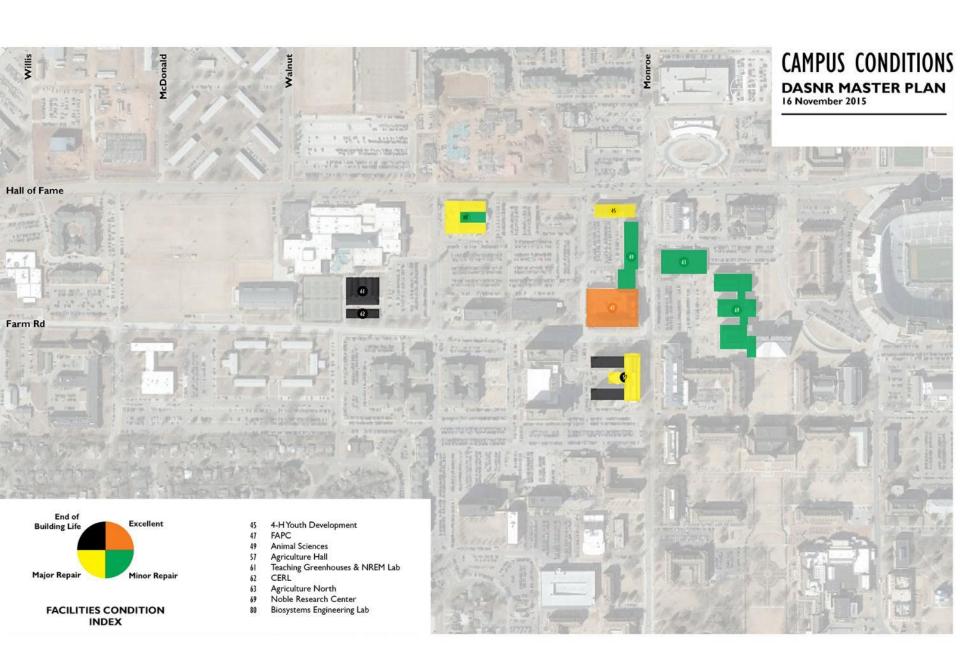
#### Minor Repair

Facility is in good working order. Minor maintenance and repair items were noted - but have not yet impacted overall viability.

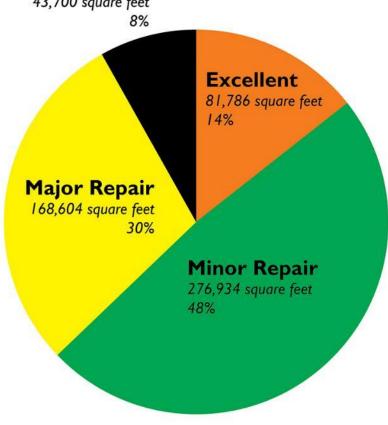
### FACILITIES CONDITION INDEX

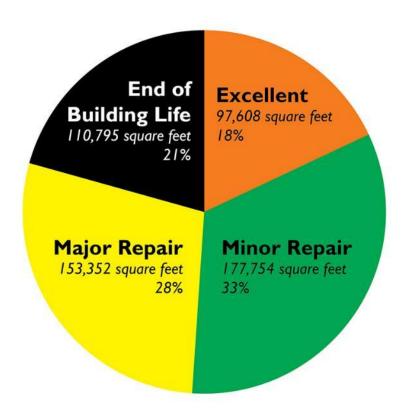
### CONDITIONS INDEX DASNR MASTER PLAN 16 November 2015





#### End of Building Life 43,700 square feet





OFF-CAMPUS FACILITIES

571,024 square feet

ON-CAMPUS FACILITIES

539,509 square feet

#### How to Proceed?

- Small and Non-Utility Projects
  - Includes Farm/Animal Structures < 10,000 sq.ft.</li>
    - 12% of DASNR Total
  - Includes Greenhouses
    - 5% of DASNR Total
  - Total of 17% of all Square Feet
- Simple, Basic, and Complex Projects

### Small and Non-Utility Projects

- Examples: animal shelters, barns, greenhouses, or other noncomplex agricultural facilities
  - LFRP will produce architectural documents for bidding off fee schedule
  - Plans submitted to Purchasing for bidding
  - LFRP/FM will provide periodic inspections
  - ->\$50,000 requires bonds
  - Not stated, but >\$250,000 requires Board approval

#### **OSU Agreement**

- Agreement (11-18-2015)
  - DASNR
  - LFRP
  - FM (FacilitiesManagement)
  - Purchasing
  - (not stated, but generally thought to be <\$250,000)</li>



OSU and the A&M Systems Purchasing Dapartment 1224 N Boomer Rd Stillwater, OK 74078 Telephone - (405) 744-5964 Fax: (426) 744-5197

Ernet: <u>purchase@pirstato.edu</u> Webaite: purchasing.oksiata.edu

#### Process for DASNR small projects

Animal shelters, barns or other noncomplex or agricultural facilities.

- 1. Open work order for project in Customer Portal-DASNR
- 2. DASNR will provide survey of site, BOR approval as required
- LRFP design and draft drawings, create specs. At the end of the design LRFP/FM/DASNR to meet and decide who will do the inspection.
  - LRFP will produce orchitectural documents suitable for bidding; fees will be per the current published LRFP Fee Schedule.
  - b. This does not include any consulting engineering services. If engineering is required that will be negotiated separately.
- 4. LRFP and DASNR will meet with OSU Fire Marshall to review plans.
- OASNR submit drawings and specs to Purchasing for bid (signed documents from LRFP indicate approval to proceed with the bid process)
- DASNR Project Manager as contact for project-Submit addendum and design questions during bid to LRFP
- 7. Bid opening, Purchasing, LRFP and DASNR will review bid tabs and select bidder.
- Successful bidder must acquire building permits.
- LREP/FM will provide predetermined inspection services during project to close out and work with LREP/FM Facilities on submitting as-builts. (Cost to be determined)
- 10. DASNR will obtain occupancy permit.
- 11. Successful Bidder will provide as-builts to LRFP and FM.
  - a. DASNR to notify OSU Risk Management and OSU Asset Management

Richard Krysiak, Chlof Facilities Officer

Date

Michael Buchert, Director Long Range Facilities Planning

Date

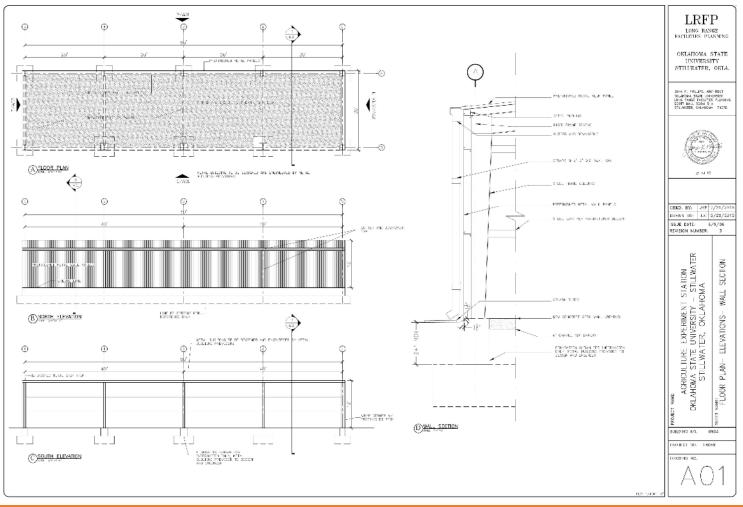
11/18/2015

Scott Schlotthauer, Chlof Procurement Officer

Date



### **Entomology Shed (Small)**





### **Entomology Shed (Small)**

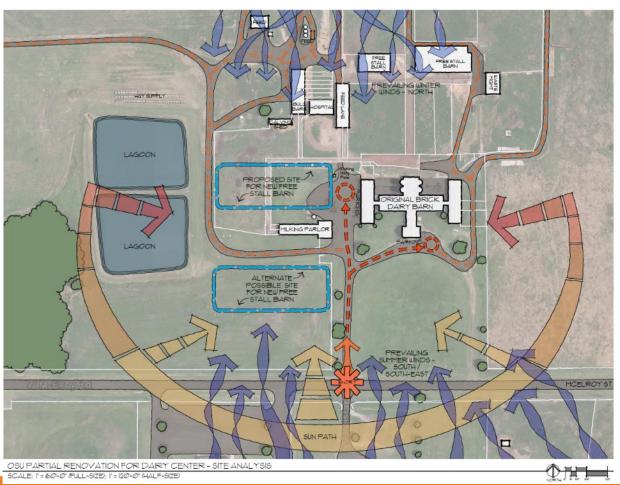
	Cost	
Drawings (LFRP)	\$630	00
Bids (Purchasing)	\$46,51	17
Inspections (LFRP or FM)	\$100	00
Total	\$53,81	17

1600 sq. ft. >>> \$33 per sq. ft.

#### Simple, Basic, and Complex Structures

- Board of Regents Approval
- Long Range Facilities Planning (LRFP) Oversight
- Title 61 (OK State Law) Compliance
  - OK Architect of Record
  - OK State registered construction management firm

#### Dairy Freestall Barn (Basic)







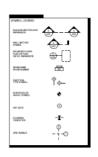
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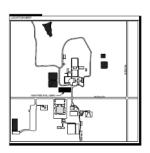
### Dairy Freestall Barn (Basic)

#### OSU DAIRY CENTER RENOVATION DESIGN DEVELOPMENT













CS

State of Division State University Dairy Center State Over Stat



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### Dairy Freestall Barn (Basic)

Items	Costs
Direct Construction Costs (Includes \$97,304 Contingency)	\$2,165,987
OSU Direct Contracts	\$88,000
Fees	\$285,510
Equipment	\$80,000
Reserve	\$177,503
Total	\$2,800,000

23316 sq. ft. >>> \$120 per sq. ft.

## Dr. Raymond Sidwell Research Facility (Basic)



## Dr. Raymond Sidwell Research Facility (Basic)

Items	Costs
Direct Construction Costs (Includes \$15,000 Contingency)	\$661,751
OSU Direct Contracts	\$6,500
Fees	\$135,116
Equipment	\$19,500
Reserve	\$27,133
Total	\$850,000

6250 sq. ft. >>> \$136 per sq. ft.

### Questions?