CSU Medical Campus Master Plan

Support Building & Structure Working Group
December 2014

Veterinary Diagnostic Lab: B. Powers
Facilities Management: D. Hansen, S. Carroll
VTH Director's Office: C. Alexander
CVMBS College Office: B. Kaempfe
Approach

- Define what is needed, how to approach
- Map Study of the Campus
  - Everything that is not VTH, DMC or ORC
- Field Verification of map study
- Conversations to complete study of ownership
Support Buildings & Structures

• What information would support objective of the Master Plan?
  – Building Number
  – Department Owner
  – Number of occupants
  – Purpose of building/structure

• Demolition costs
Bldg # and Name: Animal Care Trailer
Department: VTH
# of Occupants: 4 FTE, 5 – 10 student workers
Purpose of bldg: Barn Crew Office, Equip storage, Time clock
Comments: Essential to VTH Large Animal Care Operations

Bldg # and Name: East Paddocks
Department: VTH
# of Occupants:
Purpose of Bldg: Open space for teaching animals
Comments:

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Bldg # and Name: 578 Sheep Research Bldg, Goat pens
Department: Clinical Sciences
# of Occupants: 
Purpose of bldg: Holding areas for sheep and goats
Comments:
Bldg # and Name: Parking Lots (East, Central and ORC)
Department: Parking Services
# of Occupants: Approx 180 spaces
Purpose of Bldg: Parking for students and staff
Comments: Part of Infrastructure Working Group Study
Bldg # and Name: 567. 568 Hay Sheds
Department: VTH
# of Occupants:
Purpose of bldg: Storage of Hay, equipment and materials
Comments: Consolidate with ORC, Opportunity to District?
Bldg # and Name: 565, 566 Hay Shed
Department: ORC
# of Occupants:
Purpose of bldg: ORC Hay and Shavings storage, Art Department Storage
Comments: Bldg is currently in poor structural condition, working with VTH to consolidate operations. Art storage should be easy to relocate
Bldg # and Name: 549, Former BSL 3 Lab
Department: VDL
# of Occupants: 0
Purpose of bldg:
Comments: Currently unoccupied

Bldg # and Name: 547 - Storage Bldg
Department: VDL
# of Occupants: 0
Purpose of Bldg: Storage
Comments: VDL will need storage for materials in bldg.

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Bldg # and Name: 546 - Histology
Department: VDL
# of Occupants: 0
Purpose of bldg: Former Histology Lab, being used for storage
Comments: Poor condition, VDL will need storage space for materials.

Bldg # and Name: 544 - APHI Lab
Department: Clinical Sciences
# of Occupants: 3 FTE, 1 staff @50%
Purpose of Bldg: Research
Comments:
Bldg # and Name: #543 - CRG Bldg
Department: College Office
# of Occupants: 10 – 12
Purpose of bldg: Bio-mechanical engineering team occupies as team effort with ORC. DVM advising, counseling
Comments:

Bldg # and Name: #540 - SCAVMA
Department: VTH
# of Occupants:
Purpose of Bldg: Student fund raising
Comments:

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Bldg # and Name: 583 Chill Plant
Department: Facilities Management
# of Occupants: NA
Purpose of bldg: Campus supply of heating and cooling
Comments: DO NOT MOVE. The one constant of no negotiation
Bldg # and Name: 562 Facilities Storage
Department: Facilities Management
# of Occupants: NA
Purpose of bldg: Storage of Road and Building supplies
Comments: Bone yard of many construction materials
Bldg # and Name: 559, 560, 561, 569, 570, 580, 581 – Facilities Shops
Department: Facilities Management
# of Occupants: 12 FTE, 65 Trades craftsmen rotate through
Purpose of bldg: Base for remodel services – carpentry, woodworking shops
Comments: Large footprint
Bldg # and Name: Storm Water Retention System
Department: Facilities Management
# of Occupants: NA
Purpose of bldg: Retention of storm water to mitigate harmful runoff
Comments:Undersized for current system and potential growth. Consider approx. 20% of east side of site for storm water management
Bldg # and Name: 558 VTH Maintenance Shops
Department: VTH
# of Occupants: 2 FTE
Purpose of bldg: Multi use, structural trades
Comments:

Bldg # and Name: Open area NW corner of South Campus
Department: ORC
# of Occupants: NA
Purpose of Bldg: Open pen with shed
Comments:

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## Demolition and Replacement Cost

Top 10 Based on Facilities Management report 7/30/14

<table>
<thead>
<tr>
<th>Building</th>
<th>Demolition Cost ($3/SF)</th>
<th>Replacement Cost ($250/SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>APHI Lab</td>
<td>$13,536</td>
<td>$1,128,000</td>
</tr>
<tr>
<td>CRG Bldg</td>
<td>$11,841</td>
<td>$986,000</td>
</tr>
<tr>
<td>FM - RCS</td>
<td>$8,970</td>
<td>$747,500</td>
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<tr>
<td>Histology Lab</td>
<td>$6,441</td>
<td>$536,750</td>
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<tr>
<td>BSL3 Lab</td>
<td>$5,508</td>
<td>$459,000</td>
</tr>
<tr>
<td>Storage (North area/west bldg)</td>
<td>$5,508</td>
<td>$459,000</td>
</tr>
<tr>
<td>Storage (North area/east bldg)</td>
<td>$5,490</td>
<td>$457,500</td>
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<tr>
<td>Maintenance Garage</td>
<td>$3,648</td>
<td>$304,000</td>
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<tr>
<td>VDL Tissue Storage</td>
<td>$2,400</td>
<td>$200,000</td>
</tr>
<tr>
<td>SCAVMA</td>
<td>$2,400</td>
<td>$200,000</td>
</tr>
</tbody>
</table>
Summary

- Most of the operations to be moved (space occupancy) are services or equipment and materials storage
  - Facilities Maintenance and support (significant)
  - Hay and Shavings for VTH, ORC
  - Animal pens
  - SCAVMA
- Highest cost to move are APHI Lab and CRG bldg occupants (biomechanical engineering and counseling/advising)
- Regulatory Compliance – Storm Water System (part of infrastructure working group)
- Districts – concept of centralizing identical or similar efforts
  - Hay Sheds, Freight Deliveries, Central Supply activities, Maintenance
- The Chill Plant is advised NOT to be moved