

# Facility Condition Assessment

Last Updated 08/07/2024

Select a Facility

# Merryfield Hall

Facility Name	Facility Type	Assessment Year	Location	Age	GSF	BCI	NAV	FCR
Merryfield Hall	Primary Facility		1600 SW Monroe Ave	1909	27,329	0.43	0.57	2.89

## Facility Description

1900's Brick and Concrete Building - Houses College of Chemical, Biological and Enironmental Engineering Research, Unreinforced Masonry Bearing Walls (partial West wing structural work)

## General Notes

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Category	Structure	Accessibility	Exterior	Roof	HVAC	Electrical	Conveyance	Plumbing	Interior	Fire and Life Safety
<b>Insp Rtg</b>	1.50	3.00	3.00	3.00	3.00	4.50	5.00	2.50	3.00	2.30
<b>% CRV</b>	20.00%	3.00%	12.00%	5.00%	15.00%	10.00%	5.00%	5.00%	20.00%	5.00%
<b>CRV</b>	\$7,291,377.00	\$1,093,706.00	\$4,374,826.00	\$1,822,844.00	\$5,468,532.00	\$3,645,688.00	\$1,822,844.00	\$1,822,844.00	\$7,291,377.00	\$1,822,844.00
<b>DM %</b>	77.99%	37.84%	37.84%	37.84%	37.84%	10.94%	6.28%	50.86%	37.84%	56.37%
<b>DM Cost</b>	\$5,686,858.00	\$413,880.00	\$1,655,523.00	\$689,801.00	\$2,069,404.00	\$398,897.00	\$114,456.00	\$927,145.00	\$2,759,206.00	\$1,027,575.00

<b>CRV</b>	\$36,456,886.00
<b>Cost per GSF</b>	\$1,334.00

<b>Total Facility DM</b>	\$15,742,745.00
<b>DM per GSF</b>	\$584.00

<b>Systems DM Total</b>	\$15,742,745.00
<b>Extraordinary Cost</b>	\$0.00

## Facility Space Info

Location Code	Description	% of Total Space	Sqft	CRV per Sqft	Total CRV of Space
200	Laboratory Facilities	50.95	10,744	\$1,800	\$19,339,200
700	Support Facilities	20.61	4,346	\$840	\$3,650,640
300	Office Facilities	15.31	3,228	\$960	\$3,098,880
WWW	Circulation Area	7.88	1,662	\$660	\$1,096,920
100	Classroom Facilities	2.32	490	\$1,080	\$529,200
XXX	Building Service Area	1.95	411	\$600	\$246,600
600	General Use Facilities	0.71	150	\$840	\$126,000
YYY	Mechanical Area	0.27	56	\$600	\$33,600
<b>Total</b>		<b>100.00</b>	<b>21,087</b>		<b>\$28,121,040</b>

<b>Special Use CRV per Sqft</b>	<b>Total Average CRV</b>
\$0	\$1,333.57

## Facility History

Date	Complete Construction
1909	Original Construction Date
1977	south wing stairway install
1978	Concrete roadway replacement
1978	reroofing
1980	Heater Additions
1986	Alterations
1987	storm sewer repair at NE building corner
1988	Remodels Rooms 108A and 108G (ventivation, electrical)
1989	environmental chamber installation
2000	exterior restoration
2003	A/C installation
2006	104D HVAC upgrade
2007	teaching lab remodel
2009	reroofing
2009	telecom infrastructure upgrade
2011	fire alarm

# Facility Systems

Select a System Type

All ▼

Select a Facility

Merryfield Hall

System Type	System Detail	System Status	System Size	Year Installed	Life Expec	Forecasted Renewal Year	Age At Renewal	Forecasted Cost	OSU Shop	Shop Priority	Forecast Notes
Access Controls	2- 8 door panels; 8 door slots available for future doors MX8	Good	2	2020	10	2035	15	\$179,585	Key Shop	4.00	
Air Compressor	(Serves Lab) QGS 10 , 4152008420, Drier Quincy 2200981543		10	2018	15	2033	15	\$162,889	Maintenance	4.00	
Air Handling Equipment	AHU- 1 2000 CFM		2,000	1909	30	2024	115	\$31,620	Maintenance		
Branch Electrical	Subpanels, electrical Distribution and devices only half completed in 2020		27,329	2020	60	2024	4	\$258,259	Electrical	4.00	Only half rennovated
Building Controls	Siemens Apogee, Partial Ren 2022, New Siemens	Good	27,329	2022	25	2047	25	\$2,407,092	Controls	3.00	
Domestic Water Piping System			32	1909	30	2024	115	\$50,592	Plumbing		
Elevator	Elevator Hydraulic	New	2	2020	20	2040	20	\$458,403	Electrical	5.00	
Exterior Facade - Historic Brick	Historic Brick siding			1909	20	2024	115		Paint/Carpentry	2.50	
Fire Alarm	Part of 2020 reno, may not have been fully renovated.	Good	27,329	2020	15	2035	15	\$539,868	Alarm Shop	4.50	
Fire Suppression	Part of 2020 reno, may not have been fully renovated.	Good	27,329	2020	50	2070	50	\$4,060,804	Alarm Shop		
Fume Hood	Fume Hoods (2) Snorkel and Canopy(0)		2	1909	20	2024	115	\$40,000	Maintenance		
Heat Pump	(3) outdoor heat pumps 3.4 ton, 1 ton, 1.25 ton	Good	6	2020	20	2040	20	\$41,256	Refrigeration	4.50	
Lighting	Lighting Devices and Controls, only half completed in 2020		27,329	2020	20	2024	4	\$258,259	Electrical	4.00	Only half rennovated
Main Electrical Service - 208	Grant Substation - 20.8kV / Off Lease and 26th St Substation - 4kv / On lease, 208 V 800 amps		800	2015	45	2035	20	\$1,795,856	Electrical		
Roof - Asphalt Shingles	Asphalt Singles	Okay	18,000	2009	25	2034	25	\$1,864,657	Carpentry	3.00	
Roof - EPDM	EPDM	New	3,440	2009	40	2049	40	\$1,235,324	Carpentry	4.00	
VRF	Samsung VRF System	Good		2020	20	2040	20		Refrigeration	4.50	
VRF	VRF			2020	20	2035	15		Refrigeration	3.00	
Waste Water System			32	1909	50	2024	115	\$33,728	Plumbing		
Windows and Doors	Wood Windows and Doors			1909	15	2024	115		Paint/Carpentry		