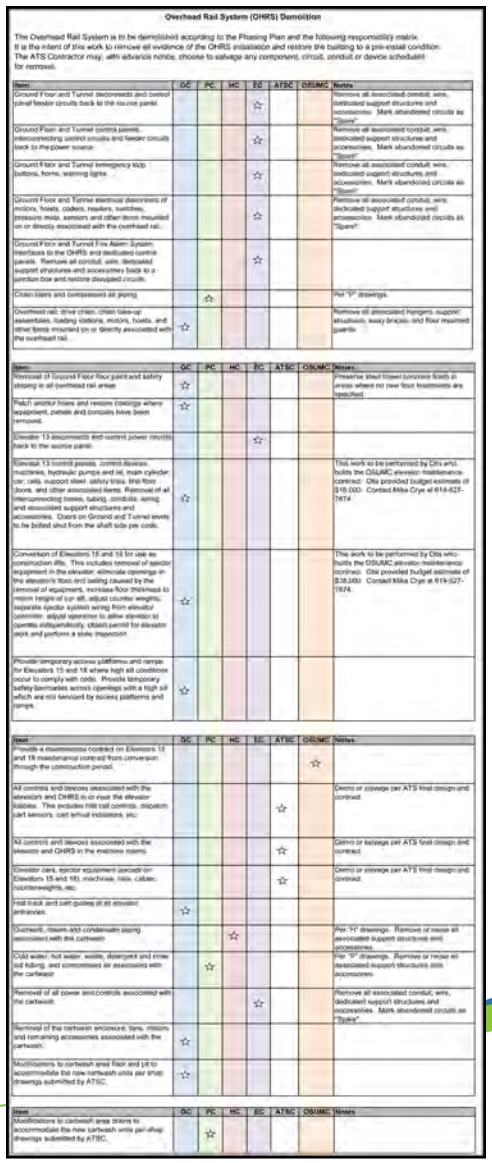
PROJECT PROFILE:
HOSPITAL RENOVATIONS FOR ATS

THE OHIO STATE UNIVERSITY MEDICAL CENTER

23,670 SF Hospital Renovations

50 Different Locations

Project Value: $4.1 Million



Overhead Rail System (OHRS) Demolition

The Overhead Rail System is to be demolished according to the Phasing Plan and the following responsibility matrix. It is the intent of this work to remove all evidence of the OHRS installation and restore the building to a pre-install condition. The ATS Contractor may, with advance notice, choose to salvage any component, circuit, conduit or device scheduled for removal.

Item	GC	PC	HC	EC	ATSC	OSUMC	Notes
Ground Floor and Tunnel disconnects and bolted spline feeder circuits back to the source panel.				☆			Remove all associated conduit, wire, dedicated support structures and accessories. Mark abandoned circuits as "Spare".
Ground Floor and Tunnel control panels, interconnecting control circuits and feeder circuits back to the power source.				☆			Remove all associated conduit, wire, dedicated support structures and accessories. Mark abandoned circuits as "Spare".
Ground Floor and Tunnel emergency stop buttons, horns, warning lights.				☆			Remove all associated conduit, wire, dedicated support structures and accessories. Mark abandoned circuits as "Spare".
Ground Floor and Tunnel electrical disconnects of motors, hoists, coders, readers, switches, pressure mats, sensors and other items mounted on or directly associated with the overhead rail.				☆			Remove all associated conduit, wire, dedicated support structures and accessories. Mark abandoned circuits as "Spare".
Ground Floor and Tunnel Fire Alarm System interfaces to the OHRS and dedicated control panels. Remove all conduit, wire, dedicated support structures and accessories back to a junction box and restore disrupted circuits.				☆			
Chain risers and compressed air piping.		☆					Per "P" drawings.
Overhead rail, drive chain, chain take-up assemblies, loading stations, motors, hoists, and other items mounted on or directly associated with the overhead rail.	☆						Remove all associated hangers, support structures, sway braces, and floor mounted guards.

Item	GC	PC	HC	EC	ATSC	OSUMC	Notes
Removal of Ground Floor floor paint and safety striping in all overhead rail areas.	☆						Preserve steel trowel concrete finish in areas where no new floor treatments are specified.
Patch anchor holes and restore coatings where equipment, panels and conduits have been removed.	☆						
Elevator 13 disconnects and control power circuits back to the source panel.				☆			
Elevator 13 control panels, control devices, machines, hydraulic pumps and oil, main cylinder, car, cells, support steel, safety tires, first floor doors, and other associated items. Removal of all interconnecting hoses, tubing, conduits, wiring and associated support structures and accessories. Doors on Ground and Tunnel levels to be bolted shut from the shaft side per code.	☆						This work to be performed by Otis who holds the OSUMC elevator maintenance contract. Otis provided budget estimate of $18,000. Contact Mike Crye at 614-527-1674.
Conversion of Elevators 15 and 18 for use as construction lifts. This includes removal of ejector equipment in the elevator, eliminate openings in the elevator floor and ceiling caused by the removal of equipment, increase floor thickness to return height of car sill, adjust counter weights, separate ejector system wiring from elevator controls, adjust operation to allow elevator to operate independently, obtain permit for elevator work and perform a state inspection.	☆						This work to be performed by Otis who holds the OSUMC elevator maintenance contract. Otis provided budget estimate of $38,000. Contact Mike Crye at 614-527-1674.
Provide temporary access platforms and ramps for Elevators 15 and 18 where high sill conditions occur to comply with code. Provide temporary safety barricades across openings with a high sill which are not serviced by access platforms and ramps.	☆						

Item	GC	PC	HC	EC	ATSC	OSUMC	Notes
Provide a maintenance contract on Elevators 15 and 18 maintenance contract from conversion through the construction period.						☆	
All controls and devices associated with the elevator's and OHRS in or near the elevator lobbies. This includes hall call controls, dispatch, cart sensors, cart arrival indicators, etc.					☆		Demo or salvage per ATS final design and contract.
All controls and devices associated with the elevator and OHRS in the machine rooms.					☆		Demo or salvage per ATS final design and contract.
Elevator cars, ejector equipment (except on Elevators 15 and 18), machines, ropes, cables, counterweights, etc.					☆		Demo or salvage per ATS final design and contract.
Hall track and cart guides at all elevator entrances.	☆						
Cartwash, rinsers and condensate piping associated with the cartwash.			☆				Per "H" drawings. Remove or reuse all associated support structures and accessories.
Cold water, hot water, waste, detergent and rinse aid tubing, and compressed air associated with the cartwash.		☆					Per "P" drawings. Remove or reuse all associated support structures and accessories.
Removal of all power and controls associated with the cartwash.				☆			Remove all associated conduit, wire, dedicated support structures and accessories. Mark abandoned circuits as "Spare".
Removal of the cartwash enclosure, fans, rinsers, and remaining accessories associated with the cartwash.	☆						
Modifications to cartwash area floor and pit to accommodate the new cartwash units per shop drawings submitted by ATSC.	☆						

Item	GC	PC	HC	EC	ATSC	OSUMC	Notes
Modifications to cartwash area drains to accommodate the new cartwash units per shop drawings submitted by ATSC.		☆					

Synergent Services

- Coordination of Design to meet ATS Requirements
- Owner's Representation / Project Management
- Construction Administration

Synergent Contributions

- Developed detailed responsibility matrices to clarify responsibilities between trades.
- Strategized phasing approach to minimize impact on operations.
- Managed and administered five (5) prime contractors.
- Provided a clear interface between owner, building teams, equipment consultant and ATS vendor.
- Completed project on schedule.

Scope of Project (2002-2005)

- Demolition of Overhead Rail System and Dedicated Vertical Lifts
- Complete Renovation of more than 50 Separate Hospital Areas
- Preparation for Two (2) Cartwashers
- Multiple-phase Construction
- Meet ATS Installation Requirements

Key Synergent Consultants

- Sherri Babcock
- Mia Turpel
- Ann Milem