2022 PROJECT PROPOSAL CHECKLIST

2023-25 Biennium Four-year Higher Education Scoring Process

INSTITUTION	CAMPUS LOCATION
365 - Washington State University	Pullman, WA
PROJECT TITLE	OFM/CBS Project #
Eastlick / Abelson Hall Renovation - CBPS	40000362
PROJECT CATEGORY	FPMT UNIQUE FACILITY ID # (OR NA)
Renovation - Major	A08581, A09794, A04256
PROPOSAL IS	
New or Updated Proposal (for scoring)	Resubmitted Proposal (retain prior score)
☒ New proposal ☐ Resubmittal to be scored (more than 2 biennia old or significantly changed)	☐ Resubmittal from 2018 (2019-21 biennium) ☐ Resubmittal from 2020 (2021-23 biennium)
CONTACT	PHONE NUMBER
Kate Kamerrer	509-335-9314

Proposal content

- ☒ Project Proposal Checklist: this form; one for each proposal
- ☒ Project Proposal Form: Specific to category/subcategory (10-page limit)
- ☒ Appendices: templates, forms, exhibits and supporting/supplemental documentation for scoring.

Institutional priority

- ☒ Institutional Priority Form. Sent separately (not in this packet).

Check the corresponding boxes below if the proposed project meets the minimum threshold or if the item listed is provided in the proposal submittal.

Minimum thresholds

- ☒ Project is not an exclusive enterprise function such as a bookstore, dormitory, or contract food service.
- ☒ Project meets LEED Silver Standard requirements.
- ☒ Institution has a greenhouse gas emissions reduction policy in place in accordance with RCW 70A.45.050 and vehicle emissions reduction policy in place per RCW 47.01.440 or RCW 43.160.020 as applicable.
- ☒ A complete predesign report was submitted to OFM by July 1, 2022 and approved.
- ☐ Growth proposals: Based on solid enrollment projections and is more cost-effectively providing enrollment access than alternatives such as university centers and distance learning.
- ☒ Renovation proposals: Project should cost between 60 – 80% of current replacement value and extend the useful life of the facility by at least 25 years.
- ☐ Acquisition proposals: Land acquisition is not related to a current facility funding request.
- ☐ Infrastructure proposals: Project is not a facility repair project.
- ☐ Stand-alone, infrastructure and acquisition proposals is a single project requesting funds for one biennium.

2022 PROJECT PROPOSAL CHECKLIST

2023-25 Biennium Four-year Higher Education Scoring Process

Required appendices

- ☒ Project cost estimate: Excel C-100
- ☒ Degree Totals and Targets template to indicate the number of Bachelors, High Demand and Advanced degrees expected to be awarded in 2023. (Required for Overarching Criteria scoring criteria for Major Growth, Renovation, Replacement and Research proposals).
- ☒ Availability of Space/Campus Utilization template for the campus where the project is located. (Required for all categories/subcategories except Infrastructure and Acquisition proposals).
- ☒ Assignable Square Feet template to indicate program-related space allocation. (Required for Growth, Renovation and Replacement proposals, all categories/subcategories).

Optional appendices

Attach supplemental and supporting project documentation, *limit to materials directly related to and needed for the evaluation criteria*, such as:

- ☐ Degree and enrollment growth projections
- ☐ Selected excerpts from institutional plans
- ☐ Data on instructional and/or research space utilization
- ☐ Additional documentation for selected cost comparables (acquisition)
- ☒ Selected materials on facility conditions
- ☐ Selected materials on code compliance
- ☐ Tables supporting calculation of program space allocations, weighted average facility age, etc.
- ☐ Evidence of consistency of proposed research projects with state, regional, or local economic development plans
- ☐ Evidence of availability of non-state matching funds
- ☐ Selected documentation of prior facility failures, high-cost maintenance, and/or system unreliability for infrastructure projects
- ☐ Documentation of professional assessment of costs for land acquisition, land cleanup, and infrastructure projects
- ☐ Selected documentation of engineering studies, site survey and recommendations, or opinion letters for infrastructure and land cleanup projects
- ☒ Other: Reasonableness of Cost

I certify that the above checked items indicate either that the proposed project meets the minimum thresholds, or the corresponding items have been included in this submittal.

Name: Kathleen Kamerrer Title: AVP, *Capital Budget & Facilities Business Operations*

Signature: Kathleen Kamerrer Date: 8/11/22

INSTITUTION	CAMPUS
Washington State University	Pullman
PROJECT TITLE	
Eastlick / Abelson Hall Renovations - CBPS	

SUMMARY NARRATIVE

- **Problem statement (short description of the project – the needs and the benefits)**

  Washington State University is requesting $22 million in the 2023-25 state capital budget for the partial renovation of Eastlick Hall and Abelson Hall and a minor renovation to Bustad Hall. Renovation of the selected spaces in these facilities will improve space utilization, provide improved research and teaching space, and meet growing student demand in high-needs areas. In addition, these renovations are necessary to complete the migration of research and teaching activities out of Heald Hall which is slated for demolition. Completion of this project is necessary for the construction of a new Pullman Sciences Building on the site of Heald Hall.

  A 10-year road map was developed during the pre-design efforts for the Pullman Sciences Building, which included a series of enabling projects necessary for vacating Heald Hall. The road map models a plan which creates sustained investments with minimal impacts to research and instruction. These enabling projects meet WSU's commitment to invest in the renovation and replacement of facilities that are beyond their useful life with new state-of-the-art, energy efficient buildings. These steps are key to WSU's efforts to reduce deferred maintenance and promote compliance with new clean building standards.

  These renovations and related projects also advance WSU's educational mission. Historical increases in student enrollment and interest in STEM programs at WSU have stretched current STEM-related space to the limit and restricted opportunities for program growth and expansion. Demands on lab spaces also have increased with the integration of visiting students from WSU's Global Campus. These STEM students are in high demand in Washington's modern economy, yet at the Pullman campus they learn in buildings that were designed for a science education of 50 years ago. This inadequacy fundamentally limits the university's ability to achieve its strategic goals and meet the state's educational objectives.

- **History of the project or facility**

  High quality, modern facilities are vital for maintaining and expanding STEM research initiatives and sustaining effective classroom instruction. They are also a high priority for attracting and retaining the best faculty, undergraduate, and graduate student scholars.

  By improving existing under-utilized spaces in Eastlick and Abelson Halls, these renovations will allow programs to move out of Heald Hall, a 58-year-old building with original systems that has never undergone a major remodel. As a result, Heald Hall is currently in managed decline due to failing infrastructure, obsolete building systems, aged furnishings, and inflexible layouts, making it entirely inadequate for contemporary teaching and research.

See **Figure 1** and **Figure 2** for examples of the outdated teaching and research space within Heald Hall.

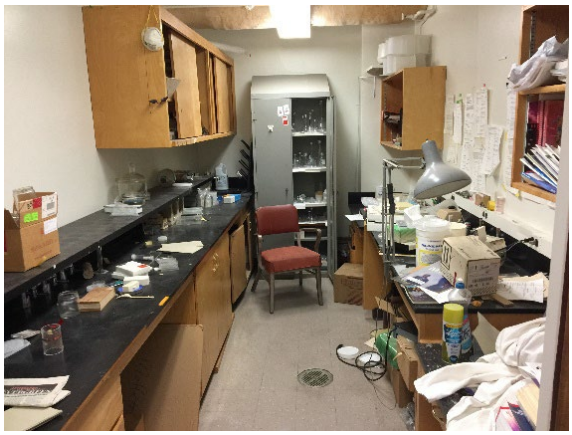


Figure 1 - Heald Hall Research Lab

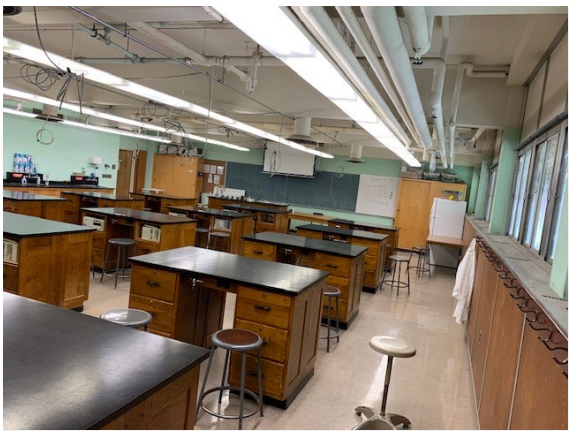


Figure 2 - Heald Hall Teaching Lab

By contrast, the renovated spaces will not only provide flexible space to expand and enrich educational opportunities and research activities, they will also support the university's 10-year Facility Development Plan go.wsu.edu/WSUDevelopmentPlan2022 to stage renovations of other aging facilities while continuing to fulfill WSU's land-grant education mission.

- **University programs addressed or encompassed by the project**

Together this combined renovation project and subsequent Heald Hall demolition will encompass all academic units providing science degree programs and University Core Requirement (UCORE) science classes on the Pullman campus. The table below illustrates WSU science programs, where they currently reside and where they are slated to relocate in the 10-year road map developed in the Pullman Sciences Building predesign.

Major	Current Location	New Location
Chemistry	Fulmer, Fulmer Annex	Eastlick, Fulmer
Biology	Heald, Abelson, Eastlick	Eastlick
Zoology	Heald, Abelson, Eastlick	Eastlick
Human Biology	Heald, Abelson, Eastlick	Eastlick
Biochemistry	Eastlick, Abelson	Bustad
Genetics & Cell Biology	Eastlick, Abelson	Bustad
Microbiology	Eastlick	Bustad

Table 1 – Science Programs

These highly productive units provide significant instructional resources for undergraduate and graduate students in these majors and others across the institution. Students seeking degrees in agriculture, biotechnology, engineering, food science, materials science, and pre-healthcare programs (such as medicine, dentistry, nursing, pharmacy, and veterinary medicine) must complete a series of foundational STEM courses that rely on these instructional resources.

OVERARCHING SCORING CRITERIA

1. Integral to achieving statewide policy goals

Provide degree targets and describe how the project promotes improvement on 2020-21 degree production totals in the OFM Statewide Public Four-Year Dashboard. Include the degree totals and target template in an appendix.

The enabling projects in Eastlick and Abelson Halls directly support Washington's 70 percent credential attainment goal for all Washington students by age 26. Higher education is witnessing a decline in high school graduates and broader pandemic-driven enrollment challenges. Employer workforce demands and nation-leading efforts to promote college affordability underpin statewide efforts to rebuild enrollment and change this trajectory.

A. Indicate the number of bachelor's degrees awarded at the close of the 2020-21 academic year, and the number targeted for 2023.

WSU bachelor's degrees awarded in 2020-21: **3,864**
WSU bachelor's degrees targeted in 2023: **3,696**

B. Indicate the number of bachelor's degrees awarded in high-demand fields at the close of the 2020-21 academic year, and the number targeted for 2023.

WSU bachelor's degrees awarded in 2020-21: **1,399**
WSU bachelor's degrees targeted in 2023: **931**

C. Indicate the number of advanced degrees awarded at the close of the 2020-21 academic year, and the number targeted for 2023.

WSU advanced degrees awarded in 2020-21: **659**
WSU advanced degrees projected in 2023: **547**

2. Integral to campus/facilities master plan

A. **Describe the proposed project's relationship and relative importance to the institution's most recent campus/facilities master plan or other applicable strategic plan.**

As detailed above, this combined project will catalyze a series of sustained investments that together represent the core of the university's 10-year Facility Development Plan and the strategic vision that guides it. This plan to revitalize an aging campus science corridor was developed during pre-design for the new Pullman Sciences Building, and is work that ensures that these individual renovations will yield not just immediate but also long-term benefits. By linking through pre-design multiple support renovations and the replacement science building, this planning has established an effective, specific pathway for prioritizing the planned replacements and renovations.

The 10-year Facility Development Plan go.wsu.edu/WSUDevelopmentPlan2022 and corresponding 10-year capital plan both reflect the university's continued commitment to reinvestment in existing facilities and infrastructure while also advancing programmatic priorities. It is focused on identifying and prioritizing capital projects that balance stewardship and renewal within a framework for responsible growth. This plan also begins the process of identifying important

legacy facilities in the core of WSU's oldest campus and prioritizing space optimization and renovation in those facilities.

Focused on the core of the Pullman campus, this pre-design plan will not only improve the existing STEM facilities programmatically but also reduce the significant deferred maintenance backlog in these buildings. In particular, the resulting new Pullman Sciences Building will provide modern space for growing STEM programs and simultaneously remove a large amount of inadequate, unusable space that would otherwise require significantly more investment to maintain. Demolishing Heald Hall will reduce the university's deferred maintenance backlog by more than $21 million. The partial renovation of Abelson and Eastlick Halls will improve energy efficiency and help reduce their deferred maintenance backlog, which together exceeds $57 million.

B. **Does the project follow the sequencing laid out in the Master Plan (if applicable)? If not, explain why it is being requested now.**

Yes. These enabling projects are essential to the sequencing laid out in the university's 10-year Facility Development Plan go.wsu.edu/WSUDevelopmentPlan2022. These renovations are necessary to prepare for the demolition and replacement of Heald Hall.

Capital projects identified in the university's 10-year Facility Development Plan contribute directly to a reduction in the deferred maintenance backlog through either significant renovation, rehabilitation, or replacement of existing facilities. These projects have been developed and are planned over the next 10 years with the understanding that renovations of fully occupied facilities must include planning for accommodation or relocation of the programs, research, and staff therein. Failure to do so will endanger WSU's current research and teaching missions, as well as its current commitments to federal, state, and private funding agencies.

3. Integral to institution's academic programs plan

Describe the proposed project's relationship and relative importance to the institution's most recent academic programs plan. Must the project be initiated soon in order to:

A. Meet academic certification requirements?

Yes. This project must be initiated immediately to meet certification requirements for the Department of Chemistry.

The Department of Chemistry's undergraduate degree programs are certified by the American Chemical Society. Standards for this national recognition include a rigorous curriculum supported by modern and well-maintained infrastructure. Undergraduate research is also a requirement for this certification, and the quality of that experience is greatly influenced by modern facilities. Access to modern, safe facilities will significantly strengthen the department's ability to maintain this certification.

B. Permit enrollment growth and/or specific quality improvements in current programs?

Yes. This project must be initiated immediately to improve the quality of current programs and permit enrollment growth.

Much of the current laboratory and educational space at WSU for physical and life sciences are woefully deficient and/or require significant repair. Investing in modern, flexible laboratory facilities

is required to attract quality faculty, enable program growth, and prepare our graduates for the workforce.

C. Permit initiation of new programs?

Yes. This project must be initiated immediately to support recently approved degree programs in Chemistry and Biology.

The renovation of the Eastlick teaching labs is critical to the success of the long-standing Biology and Zoology degrees, and to the success of two new School of Biological Sciences degree programs. This includes a new Bachelor of Science in Biology delivered online by WSU's Global Campus, the requirements for which include a campus-based "bootcamp" for students to conduct hands-on wet lab experiments. In addition, a new Bachelor of Arts degree in Human Biology utilizes many biology classes which have a laboratory component, including physiology, ecology and mammalogy. Similarly, the recently approved Bachelor of Arts in Chemistry must be supported by concentrated, on-campus lab sections, the increase in which will only further strain existing teaching facilities. All these labs will be taught in the newly renovated Eastlick teaching lab spaces.

Effective implementation of these degrees will require modern laboratory space for hands-on training and the appropriate infrastructure for distance course delivery, the latter of which was not foreseen (much less accommodated) when the current facilities were built.

CATEGORY-SPECIFIC SCORING CRITERIA

1. Age of building since last major remodel

Identify the number of years since the last substantial renovation of the facility or portion proposed for renovation. If only one portion of a building is to be remodeled, provide the age of that portion only. If the project involves multiple wings of a building that were constructed or renovated at different times, calculate and provide a weighted average facility age, based upon the gross square feet and age of each wing.

This project will impact three buildings on the Pullman campus that currently house foundational sciences programs: Heald, Eastlick, and Abelson Halls. The buildings are rapidly aging, with last construction or major remodel between 38 and 60 years. On average, it has been 47 years since these buildings were constructed or had a major renovation. Abelson has been the only building to receive a major renovation. Eastlick Hall has had a few minor renovations in recent years to improve both instructional and research space. As originally designed, these buildings include classrooms and teaching labs, research labs, vivariums, growth facilities, instructional auditoriums, computer labs, and a gallery space. Reference the following matrix for a summary of building size, and age.

Building	Gross Sq Ft	Year Constructed	Year Renovated
Heald	86,262	1962	n/a
Eastlick	123,241	1977	n/a
Abelson	101,546	1935	1984

Table 2 – Building Age

2. Condition of building

A. Provide the facility's condition score (1 superior – 5 marginal functionality) from the 2016 comparable framework study, and summarize the major structural and systems conditions that resulted in that score. Provide selected supporting documentation in appendix, and reference them in the body of the proposal.

The Comparable Framework Study score for each of the three buildings that currently house foundational life-science programs is a 5 (Needs Improvement – Marginal Functionality).

Reference the following matrix for a summary of Facility Condition Index (FCI), Comparable Framework Study score, and deferred maintenance backlog:

Building	FCI Score	Score	DM Backlog
Heald	0.82	5	$21,284,211
Eastlick	0.65	5	$18,693,707
Abelson	0.75	5	$17,269,447
		Total =	$57,247,365

Table 3 – FCI Data

In 2014-2015, WSU conducted facility condition assessments of multiple buildings through VFA, a well-known consulting firm that provides facility assessment services. VFA determines overall building condition by Facility Condition Index (FCI), a ratio of facility requirements to the replacement value, and provides real time FCI updates based on lifecycle requirements associated with critical building systems (Appendix F). Facility requirements include (but are not limited to):

- HVAC systems (supply/exhaust fans, pumps, heating, cooling, fume hoods)
- Structure (foundations, gravity, and lateral support systems)
- Life Safety (fire sprinklers, fire detection and alarms)
- Skin (envelope, doors, windows)
- Access (exiting, ADA)
- Finishes (floors, partitions, ceilings)
- Furnishings (furniture, casework, equipment)
- Building controls and IT infrastructure

B. Identify whether the building is listed on the Washington Heritage Register, and if so, summarize its historic significance.

None of the facilities listed above are on the Washington Heritage Register

3. Significant health, safety, and code issues

It is understood that all projects that obtain a building permit will have to comply with current building codes. Identify whether the project is needed to bring the facility within current life safety (including seismic and ADA), or energy code requirements. Clearly identify the applicable standard or code and describe how the project will improve consistency with it. Provide selected supporting documentation in appendix and reference them in the body of the proposal.

On average, it has been 47 years since Heald, Eastlick, and Abelson were constructed or have undergone a major renovation. Multiple systems within the buildings are nearing or have reached the end of their useful life. In these and other cases, upgrades are needed to minimize operational costs. Energy and mechanical systems in the renovated spaces will be upgraded to meet current Energy Code requirements. The project will upgrade health, safety and code issue elements including but not limited to:

- Life Safety:
  - NFPA 72, Sections 18.4.1 and 18.4.3 – Existing visual and audible fire alarm notifications are not compliant with current code standards and will be addressed with this project, including the necessary ADA upgrades noted below.
  - NFPA 72, Sections 17.5.3.1 and 17.5.3.2 – Existing "spot" fire alarm coverage will be upgraded to meet the "selective" coverage requirements of the current code.
  - Access Card Swipe – New door hardware will include card swipe access with electronic lock down capabilities necessary for an active shooter response.
  - Asbestos Containing Materials - The ducting, control mixing boxes, flooring and other finishes are insulated or made with asbestos-containing materials as was common at the time these buildings were constructed. Future renovation projects will abate these asbestos containing materials and replace with modern, safe materials.
- ADA 2010 Standards:
  - Section 702 – Fire alarm systems will be upgraded to include appropriate ADA audible and visible alarms.
  - Section 404 – Existing door size, clearance and hardware do not comply with ADA requirements. This project will correct any non-compliant doors and install appropriate ADA hardware.
  - Section 601-609 – Existing restrooms accessibility does not comply with current ADA requirements.
  - Section 308 – Existing laboratory furniture/casework are fixed and do not comply with ADA forward and side reach requirements. This project will provide new modular furniture/casework satisfying ADA reach requirements.
- Washington Energy Code (WEC):
  - Section C403.4.9 - Existing constant volume dual duct air handling systems are energy inefficient. WEC requires variable flow on heating and cooling water systems as well as air distribution.
  - Section C403.4.5.4 - Existing controls for operation of room temperature and regulation of air flow are pneumatic or operated with manual dampers. WEC requires electronic controls that can vary with loading.
- Washington Clean Buildings Performance Standard:
  - WAC 194-50 – Identify, implement, and verify energy efficiency measures necessary to lower energy use intensity where possible. Future renovations made possible by this project will include measures to address this new standard.

4. Reasonableness of cost

Provide as much detailed cost information as possible, including baseline comparison of costs per square foot (SF) with the cost data provided in Chapter 5 of the scoring process instructions and a completed OFM C-100 form. Also, describe the construction methodology that will be used for the proposed project.

If applicable, provide life cycle cost analysis results demonstrating significant projected savings for selected system alternates (Uniformat Level II) over 50 years, in terms of net present savings.

This project will be within the OFM standards for reasonableness of cost. The estimated Maximum Allowable Construction Cost (MACC) for this proposed project is less than the expected MACC per square foot for the facility type. The MACC for this renovation project was estimated using cost per square foot data from similar projects recently constructed on the Pulman campus.

Reference the C100 (**Appendix A**) for a detailed project cost estimate and **Appendix D** for reasonableness of cost detail

5. Availability of space/utilization on campus

Describe the institution's plan for improving space utilization and how the project will impact the following:

A. The utilization of classroom space
B. The utilization of class laboratory space

WSU's Facility Development plan is focused on identifying and prioritizing capital projects which balance continued stewardship and renewal of existing facilities and infrastructure within a framework for responsible growth. While recently completed projects have aided progress towards reaching state targets for classroom and laboratory utilization, additional improvements are still required. This project proposes to transform existing underutilized space into modern classrooms and laboratories that will exceed HECB utilization standards. This guiding principle for all WSU projects will contribute to achieving the state's target space utilization goals.

6. Efficiency of space allocation

A. For each major function in the proposed facility (classroom, instructional labs, offices), identify whether space allocations will be consistent with Facility Evaluation and Planning Guide (FEPG) assignable square feet standards. To the extent any proposed allocations exceed FEPG standards, explain the alternative standard that has been used, and why. See Chapter 4 of the scoring process instructions for an example. Supporting tables may be included in an appendix.

The proposed space allocations for this renovation project are consistent with space standards noted in the FEPG Benchmark for laboratory classrooms. The FEPG Standard does not include a guideline for research labs and service areas, as they are particular to the specific research taking place. The renovations in Abelson Hall are in research labs and therefore are not included in the chart below. The proposed space allocations for this project will improve current efficiencies and encourage sharing of space and resources to allow for more collaboration among researchers and the disciplines that overlap.

FEPG Room Classification Number	FEPG Room Classification Type	Project Description	Project ASF Per Station	FEPG Standard Range	Meets Standard (Y/N)	Comments
210	Class Lab - Eastlick Hall	Large instructional laboratory	50	25 - 70	Y	Instructional Laboratory with specialty equipment to allow for specific instruction
215	Class Lab - Eastlick Hall	Support space			Y	Sized appropriately to serve (6) class laboratories in Eastlick Hall
210	Class Lab - Bustad Hall	Large instructional laboratory	39	25 - 70	Y	Instructional Laboratory with specialty equipment to allow for specific instruction
215	Class Lab Service - Bustad Hall	Support space			Y	Sized appropriately to serve (2) class laboratories on the 2nd floor of Bustad Hall

B. Identify the following on C-100 form:

1. Usable square feet (USF) in the proposed facility **26,606**
2. Gross square feet (GSF) **33,040**
3. Building efficiency (USF divided GSF) **80.5%**

7. Adequacy of space

Describe whether and the extent to which the project is needed to meet modern educational standards and/or to improve space configurations, and how it would accomplish that.

Programs slated to occupy the renovated spaces in Eastlick, Abelson, and Bustad Halls and the new Sciences Building are currently housed in Heald Hall which is fundamentally inadequate to meet the needs and methods of modern research. As a result of the highly segmented and cloistered layouts, for example, the faculty, staff, and students currently working in Heald Hall are unable to collaborate and pursue the multi-disciplinary, team-based approaches necessary to meet today's complex scientific questions.

In addition, Heald has highly outdated and failing infrastructure; including electrical, water, data, and mechanical systems which increasingly cannot support modern laboratory equipment. Water in Heald Hall, for example, is not potable, and even the most basic equipment such as sinks are worn well beyond repair, thus threatening the ability to conduct cutting-edge, environmentally sensitive research.

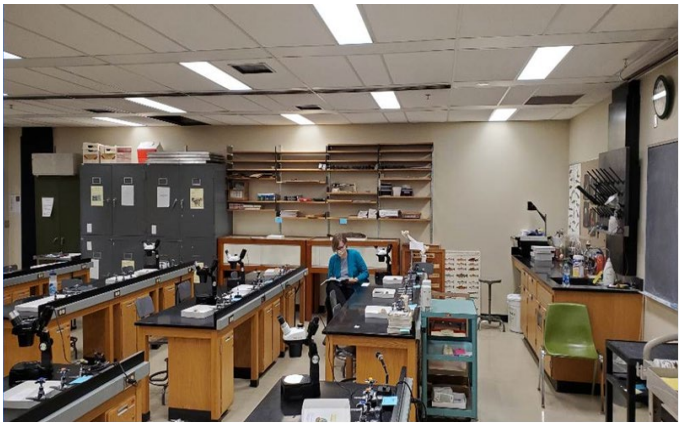


Figure 5 - Unrenovated Eastlick Teaching Lab

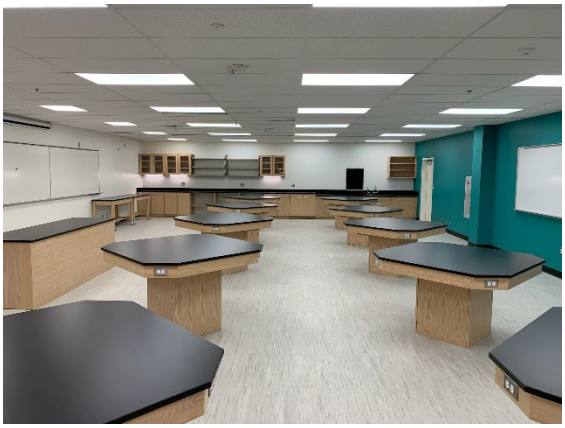


Figure 6 - New Eastlick Teaching Lab

By contrast, the modern, flexible instructional and research lab space in Abelson, Eastlick, and the new Pullman Sciences Building enabled by these renovation projects will provide a place to innovate and collaborate in a functional lab environment that meets current health and safety standards. Reconfiguring spaces in Abelson and Eastlick Halls will increase efficiency and remove barriers, encouraging collaboration and sharing of resources. These renovations will significantly improve space utilization and energy efficiency while also significantly improving teaching and research environments.

APPENDICES

- Appendix A – C100
- Appendix B – Degree Totals and Targets
- Appendix C – Availability of Space / Campus Utilization
- Appendix D – Reasonableness of Cost
- Appendix E – Program Related Space Allocation
- Appendix F – FCI Analysis

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Washington State University
Project Name	Eastlick-Abelson Hall Renovation - CBPS
OFM Project Number	40000362

Contact Information	
Name	Joanie Thomas
Phone Number	509-335-9027
Email	thomasjl@wsu.edu

Statistics			
Gross Square Feet	33,040	MACC per Gross Square Foot	$325
Usable Square Feet	26,606	Escalated MACC per Gross Square Foot	$402
Alt Gross Unit of Measure			
Space Efficiency	80.5%	A/E Fee Class	A
Construction Type	Research Facilities	A/E Fee Percentage	12.20%
Remodel	Yes	Projected Life of Asset (Years)	30
Additional Project Details			
Procurement Approach	DB-Progressive	Art Requirement Applies	Yes
Inflation Rate	4.90%	Higher Ed Institution	Yes
Sales Tax Rate %	7.90%	Location Used for Tax Rate	3,812
Contingency Rate	5%		
Base Month (Estimate Date)	June-22	OFM UFI# (from FPMT, if available)	
Project Administered By	Agency		

Schedule			
Predesign Start		Predesign End	
Design Start	July-25	Design End	March-26
Construction Start	June-26	Construction End	May-27
Construction Duration	11 Months		

Green cells must be filled in by user

Project Cost Estimate

Total Project	**$17,904,708**	Total Project Escalated	**$21,999,781**
		Rounded Escalated Total	**$22,000,000**

Cost Estimate Summary

Acquisition

Acquisition Subtotal	**$0**	**Acquisition Subtotal Escalated**	**$0**

Consultant Services			
Predesign Services	$0		
Design Phase Services	$950,268		
Extra Services	$163,000		
Other Services	$426,932		
Design Services Contingency	$77,010		
Consultant Services Subtotal	**$1,617,209**	**Consultant Services Subtotal Escalated**	**$1,929,490**

Construction			
Maximum Allowable Construction Cost (MACC)	$10,750,971	Maximum Allowable Construction Cost (MACC) Escalated	$13,270,999
DB-Progressive Risk Contingencies	$580,854		$717,007
DB-Progressive Management	$1,683,126		$2,077,651
Owner Construction Contingency	$537,549		$663,550
Non-Taxable Items	$0		$0
Sales Tax	$1,070,647	Sales Tax Escalated	$1,321,607
Construction Subtotal	**$14,623,147**	**Construction Subtotal Escalated**	**$18,050,814**

Equipment			
Equipment	$355,000		
Sales Tax	$28,045		
Non-Taxable Items	$0		
Equipment Subtotal	**$383,045**	**Equipment Subtotal Escalated**	**$472,831**

Artwork			
Artwork Subtotal	**$109,452**	**Artwork Subtotal Escalated**	**$109,452**

Agency Project Administration			
Agency Project Administration Subtotal	$821,855		
DES Additional Services Subtotal	$0		
Other Project Admin Costs	$0		
Project Administration Subtotal	**$821,855**	**Project Administration Subtotal Escalated**	**$1,014,499**

Other Costs			
Other Costs Subtotal	**$350,000**	**Other Costs Subtotal Escalated**	**$422,695**

Project Cost Estimate			
Total Project	**$17,904,708**	Total Project Escalated	**$21,999,781**
		Rounded Escalated Total	**$22,000,000**

Funding Summary

	Project Cost (Escalated)	Funded in Prior Biennia	New Approp Request 2023-2025	2025-2027	Out Years
Acquisition					
Acquisition Subtotal	$0				**$0**
Consultant Services					
Consultant Services Subtotal	$1,929,490		$1,929,490		**$0**
Construction					
Construction Subtotal	$18,050,814		$18,050,814		**$0**
Equipment					
Equipment Subtotal	$472,831		$472,831		**$0**
Artwork					
Artwork Subtotal	$109,452		$109,452		**$0**
Agency Project Administration					
Project Administration Subtotal	$1,014,499		$1,014,499		**$0**
Other Costs					
Other Costs Subtotal	$422,695		$422,695		**$0**
Project Cost Estimate					
Total Project	**$21,999,781**	**$0**	**$21,999,781**	**$0**	**$0**
	$22,000,000	**$0**	**$22,000,000**	**$0**	**$0**
	Percentage requested as a new appropriation		**100%**		

What is planned for the requested new appropriation? (*Ex. Acquisition and design, phase 1 construction, etc.*)
$22,000,000 requested for the 2023-25 biennium will be used for design and construction activities for this major renovation project.
Insert Row Here

What has been completed or is underway with a previous appropriation?
N/A
Insert Row Here

What is planned with a future appropriation?
N/A
Insert Row Here

Cost Estimate Details

Acquisition Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Purchase/Lease					
Appraisal and Closing					
Right of Way					
Demolition					
Pre-Site Development					
Other					
Insert Row Here					
ACQUISITION TOTAL	**$0**		**NA**	**$0**	

Green cells must be filled in by user

Cost Estimate Details

Consultant Services				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Pre-Schematic Design Services				
Programming/Site Analysis				
Environmental Analysis				
Predesign Study				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.1558**	**$0**	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	$950,268			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	**$950,268**	**1.1744**	**$1,115,995**	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation				
Commissioning	$75,000			
Site Survey	$35,000			
Testing	$8,000			
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Audit	$45,000			
Insert Row Here				
Sub TOTAL	**$163,000**	**1.1744**	**$191,428**	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	$426,932			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	**$426,932**	**1.2344**	**$527,005**	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	$77,010			
Other				
Insert Row Here				
Sub TOTAL	**$77,010**	**1.2344**	**$95,062**	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	**$1,617,209**	**$1,929,490**	

Green cells must be filled in by user

Cost Estimate Details

Construction Contracts				
Item	**Base Amount**	**Escalation Factor**	**Escalated Cost**	**Notes**
1) Site Work				
G10 - Site Preparation				
G20 - Site Improvements				
G30 - Site Mechanical Utilities				
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.2077**	**$0**	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.2077**	**$0**	
3) Facility Construction				
A10 - Foundations				
A20 - Basement Construction				
B10 - Superstructure	$102,210			
B20 - Exterior Closure	$14,000			
B30 - Roofing				
C10 - Interior Construction	$306,754			
C20 - Stairs	$0			
C30 - Interior Finishes	$1,959,617			
D10 - Conveying				
D20 - Plumbing Systems	$1,029,023			
D30 - HVAC Systems	$2,797,782			
D40 - Fire Protection Systems	$71,588			
D50 - Electrical Systems	$2,773,183			
F10 - Special Construction	$218,212			
F20 - Selective Demolition	$499,720			
General Conditions	$978,882			
Other Direct Cost				
Insert Row Here				
Sub TOTAL	**$10,750,971**	**1.2344**	**$13,270,999**	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	**$10,750,971**		**$13,270,999**	
	$325		*$402 per GSF*	

5) GCCM Risk Contingency				
GCCM Risk Contingency	$580,854			
Other				
Insert Row Here				
Sub TOTAL	**$580,854**	**1.2344**	**$717,007**	
6) GCCM or Design Build Costs				
GCCM Fee	$840,257			
Bid General Conditions	$778,435			
GCCM Preconstruction Services				
Permit	$64,433			
Insert Row Here				
Sub TOTAL	**$1,683,126**	**1.2344**	**$2,077,651**	
7) Owner Construction Contingency				
Allowance for Change Orders	$537,549			
Other				
Insert Row Here				
Sub TOTAL	**$537,549**	**1.2344**	**$663,550**	
8) Non-Taxable Items				
Other				
Insert Row Here				
Sub TOTAL	**$0**	**1.2344**	**$0**	
9) Sales Tax				
Sub TOTAL	**$1,070,647**		**$1,321,607**	
CONSTRUCTION CONTRACTS TOTAL	**$14,623,147**		**$18,050,814**	

Green cells must be filled in by user

Cost Estimate Details

Equipment					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Equipment					
E10 - Equipment	$105,000				
E20 - Furnishings	$250,000				
F10 - Special Construction					
Other					
Insert Row Here					
Sub TOTAL	**$355,000**		**1.2344**	**$438,212**	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	**$0**		**1.2344**	**$0**	
3) Sales Tax					
Sub TOTAL	**$28,045**			**$34,619**	
EQUIPMENT TOTAL	**$383,045**			**$472,831**	

Green cells must be filled in by user

Cost Estimate Details

Artwork					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Artwork					
Project Artwork	$0				0.5% of total project cost for new construction
Higher Ed Artwork	$109,452				0.5% of total project cost for new and renewal construction
Other					
Insert Row Here					
ARTWORK TOTAL	**$109,452**		**NA**	**$109,452**	

Green cells must be filled in by user

Cost Estimate Details

Project Management					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
1) Agency Project Management					
Agency Project Management	$821,855				
Additional Services					
Other					
Insert Row Here					
Subtotal of Other	*$0*				
PROJECT MANAGEMENT TOTAL	**$821,855**		**1.2344**	**$1,014,499**	

Green cells must be filled in by user

Cost Estimate Details

Other Costs					
Item	**Base Amount**		**Escalation Factor**	**Escalated Cost**	**Notes**
Mitigation Costs					
Hazardous Material Remediation/Removal					
Historic and Archeological Mitigation					
Facilities Services Shops and Admin Expense	$350,000				
Insert Row Here					
OTHER COSTS TOTAL	**$350,000**		**1.2077**	**$422,695**	

Green cells must be filled in by user

C-100(2022)
Additional Notes

Tab A. Acquisition
Insert Row Here

Tab B. Consultant Services
Insert Row Here

Tab C. Construction Contracts
Insert Row Here

Tab D. Equipment
Insert Row Here

Tab E. Artwork
Insert Row Here

Tab F. Project Management
Insert Row Here

Tab G. Other Costs
Insert Row Here

Overarching Criteria: Degree Totals and Targets Template

Project name:	Eastlick Abelson Hall Renovation - CBPS	CBS/OFM Project #:	40000362
Institution:	WA State University	Scoring category:	Renovation - Major
Campus/Location:	Pullman		

		Bachelor degrees	Bachelor degree's in high-demand fields	Advanced degrees
2020-21 Public Four-Year Dashboard		3,864	1,399	659
Additional degrees generated by project		402	146	69
Projected degrees with building project	a	4,266	1,545	728
Projected growth above 2020-21 actual degrees		10.4%	10.4%	10.4%
Number of degrees targeted in 2023	b	3,696	931	547
Projected degrees as % of 2023 target	b/a =	86.6%	60.3%	75.2%
	Score:	**1**	**2**	**1**

Comments:

The statewide dashboards report numbers from two years prior and do not report by campus for Washington State University.

Availability of Space/Campus Utilization Template

Project name:	Eastlick / Abelson Hall Renovation - CBPS	CBS/OFM Project #:	40000362
Institution:	WA State University	Scoring category:	Renovation - Major
Campus/Location:	WSU- Pullman		

Enrollment

2021 fall on-campus student FTE:	19,114	Expected 2022 fall on-campus student FTE:	19,114
		% increase budgeted:	0.00%

Enter the average number of hours per week each for (a) classroom seat and (b) classroom lab is expected to be utilized in Fall 2022 for the campus where the project is located.

(a) General University Classroom Utilization	
Fall 2021 Weekly Contact Hours	193,055
Multiply by % FTE Increase Budgeted	0.00%
Expected Fall 2022 Contact Hours	193,055
Expected Fall 2022 Classroom Seats	10,527
Expected Hours per Week Utilization	**18.3**
HECB utilization standard (hours/GUC seat)	22.0
Difference in utilization standard	-16.6%

(b) General University Lab Utilization	
Fall 2021 Weekly Contact Hours	39,048
Multiply by % FTE Increase Budgeted	0.00%
Expected Fall 2022 Contact Hours	39,048
Expected Fall 2022 Class Lab Seats	2,810
Expected Hours per Week Utilization	**13.9**
HECB utilization standard (hour/GUL seat)	16.0
Difference in utilization standard	-13.1%

If the campus does not meet the 22 hours per classroom seat and/or the 16 hours per class lab HECB utilization standards, describe any institutional plans for achieving the utilization standard.

To promote space efficiency, university scheduling is done in a way that matches course sections with the size of classrooms and labs and student success. Progress toward the state target has been steady in past semesters, however a recent enrollment drop has occurred. As reflected above, usage of campus classrooms and labs nearly meets HECB standards. If the HECB evaluation formula included after hour scheduling beyond the 8am-5pm classrooms, 9am-6pm labs times, 13% of instructional labs and 8% of classrooms courses would be included. The newly planned spaces will be designed with modern industry standards and space efficiency goals.

Reasonableness of Cost Template

Project name:	Eastlick / Abelson Hall Renovation - CBPS	CBS/OFM Project #:	40000362
Institution:	WA State University	Scoring category:	Renovation - Major
Campus/Location:	Pullman		

	Construction Begin	Construction End	Construction mid-point	Escalation Multiplier
Construction mid-point:	June-26	May-27	November-26	1.4586

MACC from C-100: $402

	Expected MACC/GSF in 2019	Expected MACC/GSF	GSF by type	Expected MACC
Classrooms	$405	$591		$0
Instructional labs	$397	$579	18,017	$10,433,067
Research labs	$545	$795	15,023	$11,942,416
Administration	$406	$592		$0
Libraries	$340	$496		$0
Athletic	$385	$562		$0
Assembly, exhibit and meeting rooms	$428	$624		$0
			33,040	$22,375,484

C-100 to expected MACC variance: 0%

Score: 10

Program Related Space Allocation Template

Project name: Eastlick / Abelson Hall Renovation - CBPS

CBS/OFM Project #: 40000362

Institution: WA State University

Scoring category: Renovation - Major

Campus/Location: Pullman

Enter the assignable square feet for the proposed project for the applicable space types:

Type of Space	Points	Assignable Square Feet	Percentage of total	Score [Points x Percentage]
Instructional space (classroom, laboratories)	10	15,050	45.55	4.56
Research space	2	10,687	32.35	0.65
Office space	4	869	2.63	0.11
Library and study collaborative space	10	6,434	19.47	1.95
Other non-residential space	8	-	0.00	0.00
Support and physical plant space	6		0.00	0.00
Total:		**33,040**	**100.0**	**7.25**

Abelson

Reasearch	10,687
Ofice	869
Collaberative	3,467

Eastlick

Instructional	8,524
Prep	1,367
Collaberative	2,967

Bustad

Instructional	3,831
Prep	1,328

Summary

Reasearch	10,687
Office	869
Collaberative	6,434
Instructional	12,355
Prep	2,695

33,040

Asset Detail Report

By Asset Name

Region: Pullman - WSU Main Campus **Asset:** EASTLICK HALL
Campus: Pullman Campus - Assessed Buildings **Asset Number:** 0082A

Assets are ordered by Asset Name **Currency: USD**

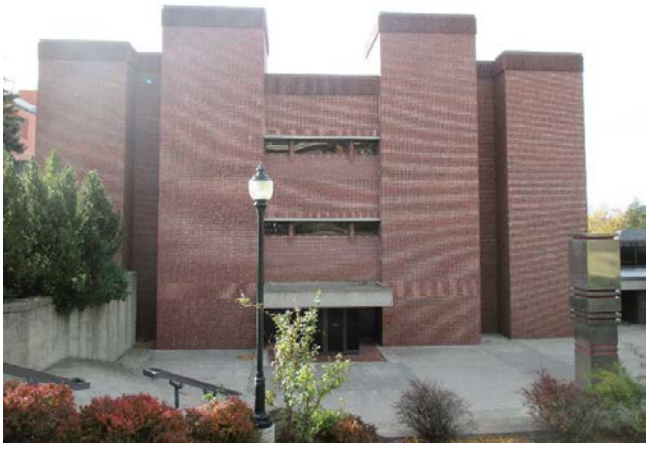
Statistics

FCI Cost:	16,644,040	**FCI:**	0.65
RI Cost:	18,744,435	**RI:**	0.73
Total Requirements Cost:	18,744,444		
Current Replacement Value:	25,761,548	**Date of most Recent Assessment:**	Oct 20, 2014

Type	Building		
Area	123,241 SF		
Use	ACADEMIC INSTRUCTION	**Construction Type**	
Floors	6	**Historical Category**	
Address 1	300 VETERANS WAY	**City**	PULLMAN
Address 2	-	**State/Province/Region**	UNITED STATES OF AMERICA
Year Constructed	1977	**Zip/Postal Code**	99164
Year Renovated	-	**Architect**	-
Ownership	Client Owned	**Commission Date**	-
		Decommission Date	-

Photo

EASTLICK HALL



Asset Description

General Description:

Eastlick Hall, also known as Building 82A, is located on the Washington State University campus in Pullman, WA at 300 Veteran's Way immediately adjacent and physically connected to Heald Hall on the south.

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report
By Asset Name

The structure is an 110,438 GSF, five-story structure with two basement levels and a penthouse. Portions of the Ground Floor project under paved patio areas above. According to Washington State University information the building was constructed in 1977.

The building contains offices, classrooms, and laboratories used primarily by the biological science program. The research lab spaces include a Vivarium Suite and a Biosafety Level 3 (BSL-3) Lab Suite, the latter of which not currently in use. The site slopes from northeast to southwest; the First Floor patio on the east is created by retaining walls, and the larger patio on the west, at the same floor level, is raised above the street elevation.

Generally, the survey included the portions of the site within ten feet of a building?s perimeter such as walks, fencing, retaining walls, loading dock pavement, etc. Corresponding deficiencies and corrections are then assigned to the building.

Per the Washington State Building Code, Chapter 51-50 WAC, Chapter 3, Section 304, this building is classified as Occupancy Group B Business. Based on field observations the building's Construction Type per the Washington State Building Code, Chapter 51-50 WAC, Chapter 6, Table 602, appears to meet the requirements of Type II-B, Noncombustible.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System - Standard Renewal	Yes	C3030 - Ceiling Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2020	741,537
Accessible Ramp - NE Corner - Concrete Deteriorated and Handrail Maintenance	No	B1014 - Ramps	Accessibility	2- Due within 2 Years of Inspection	Oct 20, 2016	1,592
Air Balancing - B-56 Area	No	D30 - HVAC	Reliability	1- Due within 1 Year of Inspection	Oct 20, 2015	4,996
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	347,281
Bio Fans Renewal	Yes	D3042 - Exhaust Ventilation Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	139,518
Branch Wiring Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	669,242

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Brick Cavity Walls - CMU Backup Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	213,290
Brick Tile Renewal	Yes	G2031 - Paving and Surfacing	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	5,768
Building Wireless Upgrade	No	D50393 - LAN Network - Wireless	Technological Improvements	2- Due within 2 Years of Inspection	Aug 25, 2018	285,099
CMU Walls - Settlement Cracks	No	C1010 - Partitions	Reliability	2- Due within 2 Years of Inspection	Oct 20, 2016	3,954
Carpeting - Tile Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2020	11,855
Central AHU - SF 1 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	323,712
Central AHU - SF 2 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	323,707
Central AHU - SF 4 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	326,085
Central AHU - SF 5 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	325,681
Central AHU - SF 6 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	327,836
Central AHU - SF 7 Renewal	Yes	D3040 -	Lifecycle	3- Due	Oct 20,	56,618

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Distribution Systems		within 5 Years of Inspection	2021	
Ceramic Tile Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	1- Due within 1 Year of Inspection	Oct 20, 2014	31,923
Chilled Water Distribution System Renewal	Yes	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	415,075
Cold Rooms Renewal	Yes	D30 - HVAC	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	248,093
Concrete - Painted Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	1- Due within 1 Year of Inspection	Oct 20, 2014	3,805
Concrete Overhangs - Sagging	No	B10 - Superstructure	Reliability	1- Due within 1 Year of Inspection	Oct 20, 2015	15,092
Concrete Stair - M51N and G63 - Handrails Non-Compliant	No	C20 - Stairs	Building Code	4- Not Time Based		1,305
Cooling Tower - Galvanized Renewal	Yes	D3030 - Cooling Generating Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	226,385
Curtain Wall System - Standard Renewal	Yes	B2020 - Exterior Windows	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	129,788
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	27,406
DDC/Pneumatic System - Hybrid Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2024	778,506

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Deionized Water System Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	57,638
Distribution Equipment, Panelboards, and Feeders - 4000A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	988,115
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	26,640
Door Assembly - 3 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	22,915
Door Assembly - 6 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	20,923
Door Assembly - 6 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	22,555
Dust Collector Renewal	Yes	D3093 - Dust and Fume Collectors	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2025	9,825
Egress Stairs - Non-Compliant Handrails	No	C20 - Stairs	Building Code	4- Not Time Based		33,487
Emergency Electrical Service - 150A 208Y/120V + Distribution Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	22,015
Emergency Eyewash and Shower Units Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	64,124
Epoxy Flooring Renewal	Yes	C3020 - Floor Finishes	Lifecycle	2- Due within 2 Years of	Oct 20, 2016	107,333

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Inspection		
Epoxy Flooring Renewal	Yes	C3020 - Floor Finishes	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	18,933
Exhaust System - Fume Hoods Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	542,684
Exhaust System - General Building Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	167,660
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	96,080
Exterior Plaster Soffits - Damaged and Need Paint	No	B20 - Exterior Enclosure	Reliability	2- Due within 2 Years of Inspection	Oct 20, 2016	13,511
Exterior Ramp - Dock Area - Non-Compliant Rails	No	B1014 - Ramps	Building Code	4- Not Time Based		5,615
Fire Alarm System Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	308,883
Fire Separation - Missing	No	B20 - Exterior Enclosure	Life Safety	1- Due within 1 Year of Inspection	Oct 20, 2015	98,128
Fixed Casework - Institutional - High End Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	31,506
GWB Ceiling - G51V - Damaged	No	C3030 - Ceiling Finishes	Reliability	2- Due within 2 Years of Inspection	Oct 20, 2016	1,319
GWB Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5	Oct 20, 2019	120,897

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Years of Inspection		
HEPA Filter Room Renewal	Yes	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	21,469
Interior Stairs and Ramps - Heald Connector - Non-Compliant Rails	No	B1014 - Ramps	Building Code	4- Not Time Based		7,776
Investigate Cross Contamination Threat	No	D3040 - Distribution Systems	Life Safety	1- Due within 1 Year of Inspection	Oct 20, 2015	4,657
LAN System Renewal	Yes	D5039 - Local Area Networks	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	363,740
Lab Air Compressor Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	56,636
Lab Vacuum Pump Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	153,168
Laboratory Casework - College Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	2,708,843
Laboratory Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	450,349
Main Electrical Service - 4000A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	428,601
Metal Ceiling System Renewal	Yes	C3030 - Ceiling Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2019	6,765
Mopped Membrane with	Yes	B30 - Roofing	Lifecycle	1- Due	Oct 20,	47,103

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Concrete Slab Renewal				within 1 Year of Inspection	2014	
Mopped Membrane with Pavers Renewal	Yes	B30 - Roofing	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	307,928
Natural Gas Supply for Bldg Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	84,066
Overhead Rolling Doors - Electric Operation Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	13,125
Paint 4 Ground Floor Classrooms,	No	C3010 - Wall Finishes	Reliability	2- Due within 2 Years of Inspection	Jun 14, 2018	27,182
Paint Masonry/Epoxy Finish - Economy Renewal	Yes	C3010 - Wall Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2020	62,775
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2020	64,728
Painted Plaster Renewal	Yes	C3030 - Ceiling Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2019	12,320
Pedestrian Pavement - Concrete Renewal	Yes	G2031 - Paving and Surfacing	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	62,291
Perimeter Heat System - Hydronic Fin Tube Renewal	Yes	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	201,183
Perimeter Heat System - Hydronic Fin Tube Renewal	Yes	D3040 - Distribution	Lifecycle	1- Due within 1	Oct 20, 2014	220,914

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Systems		Year of Inspection		
REPAIR FLOORS, WALLS, AND DOORS IN BASEMENT VIVARIUM	No	C30 - Interior Finishes	Lifecycle	2- Due within 2 Years of Inspection	Sep 29, 2018	197,685
REPLACE CONTROL VALVES IN BASEMENT	No	D3060 - Controls and Instrumentation	Lifecycle	2- Due within 2 Years of Inspection	Jun 24, 2018	148,264
Restroom Accessories - Average Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	152,723
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2025	514,379
Return Fans (with heat recovery). Renewal	Yes	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	98,033
Roof Drainage - Gravity Renewal	Yes	D2040 - Rain Water Drainage	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	298,235
Roof Hatch and Ladder Renewal	Yes	B3022 - Roof Hatches	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	6,796
Rubber Treads - Stairs Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2019	10,180
Signage - Non-Compliant	No	C1035 - Identifying Devices	Accessibility	2- Due within 2 Years of Inspection	Oct 20, 2016	28,289
Steam Piping and Condensate Return Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of	Oct 20, 2025	280,582

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Inspection		
Steel Ladders - Non-Compliant	No	B3022 - Roof Hatches	Building Code	4- Not Time Based		2,554
Sump Pump - Pedestal - 21 GPM Renewal	Yes	D20 - Plumbing	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	3,135
Telephone System Renewal	Yes	D5033 - Telephone Systems	Technological Improvements	3- Due within 5 Years of Inspection	Oct 20, 2020	544,750
Test Gas/Air and Vacuum Distribution Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	384,942
Toilet Partitions - Average Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	298,339
Unit Heaters - Steam Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2021	42,137
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2019	273,923
Water Coolers - Wall-Mounted Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2015	33,912
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2015	561,775
Water Heater - Steam Semi-Instantaneous Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	147,811
Water Well - Average Renewal	Yes	D2023 - Domestic Water Supply	Lifecycle	1- Due within 1	Oct 20, 2014	6,792

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Equipment		Year of Inspection		
Wet Sprinkler System - Ordinary Hazard Renewal	Yes	D40 - Fire Protection	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	637,654
Total						**18,744,444**

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Region: Pullman - WSU Main Campus **Asset:** ABELSON HALL
Campus: Pullman Campus - Assessed Buildings **Asset Number:** 0032

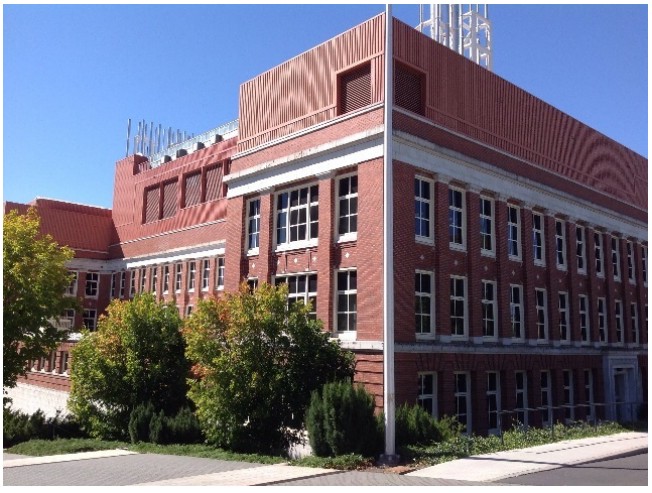
Assets are ordered by Asset Name **Currency: USD**

Statistics

FCI Cost:	15,721,910	**FCI:**	0.75
RI Cost:	17,737,775	**RI:**	0.85
Total Requirements Cost:	17,737,777		
Current Replacement Value:	20,945,286	**Date of most Recent Assessment:**	Sep 8, 2014

Type	Building		
Area	101,546 SF		
Use	ACADEMIC INSTRUCTION	**Construction Type**	
Floors	8	**Historical Category**	None
Address 1	205 LIBRARY RD	**City**	PULLMAN
Address 2	-	**State/Province/Region**	UNITED STATES OF AMERICA
Year Constructed	1935	**Zip/Postal Code**	99164
Year Renovated	1990	**Architect**	-
Ownership	Client Owned	**Commission Date**	-
		Decommission Date	-

Photo



ABELSON HALL Auditor Touch Photo

Asset Description

Architectural:

Abelson Hall is located on the Main Campus of Washington State University. This 101,547 SF 8 floor (basement included) was built in approximately 1935 and was renovated in approximately 1990. The building structural frame is concrete on the lower

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report
By Asset Name

level and the upper is steel, and the primary exterior material is brick. Windows are aluminum replacements, not original to the building.

Codes: Per the 2012 International Building Code, Chapter 3, and Section 303 – Assembly Group, this building is classified as Occupancy Group A3. According to the 2012 International Building Code, Chapter 6, Section 602, this building's construction type is Type II - Noncombustible, as determined from field observations. The building has had some modifications for accessibility, but does not appear to be fully in compliance with current accessibility regulations. The building is assumed to have been constructed in accordance with applicable codes and regulations in force at the time, and to have passed all necessary inspections when renovated. At the time of the assessment, VFA was not aware of any current citations for non-compliance.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Vacuum Pump for Labs Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2025	50,068
ACT System - Standard Renewal	Yes	C3030 - Ceiling Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	750,094
Air Handing unit - AHU- 2 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2019	245,425
Air Handing unit - AHU-1 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2019	164,584
Air Handing unit - AHU-3, AHU-4 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2019	107,531
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2018	1,590,600
BUR (Built-Up Roofing) Renewal	Yes	B30 - Roofing	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	176,756
Branch Wiring - Equipment &	Yes	D5021 - Branch	Lifecycle	3- Due	Sep 8, 2021	227,321

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Devices - Panelboards - 1990 Renewal		Wiring Devices		within 5 Years of Inspection		
Branch Wiring - Equipment & Devices - Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	405,125
Brick Cavity Walls - CMU Backup Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	116,698
Building Wireless Upgrade	No	D50393 - LAN Network - Wireless	Technological Improvements	1- Due within 1 Year of Inspection	Aug 18, 2017	188,727
CLEAN AIR HANDLERS	No	D3040 - Distribution Systems	Reliability	1- Due within 1 Year of Inspection	Sep 3, 2016	88,217
Carpeting - Broadloom - Medium Range Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	1- Due within 1 Year of Inspection	Sep 8, 2014	22,528
Ceramic Tile Renewal	Yes	C3010 - Wall Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	16,916
Ceramic Tile Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	20,698
Chiller - Electron Microscope Renewal	Yes	D3030 - Cooling Generating Systems	Abandoned	3- Due within 5 Years of Inspection	Sep 8, 2019	84,386
Cooling Tower - Stainless Steel - 50 Ton - Electron Microscope Renewal	Yes	D3030 - Cooling Generating Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2018	68,682
Custodial/Utility Sinks - Floor Mounted Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5	Sep 8, 2023	30,994

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Years of Inspection		
DDC/Pneumatic System - Siemens Apogee Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	431,273
Distribution Systems - Building Hot Water Piping Insulation Peeling	No	D3040 - Distribution Systems	Energy	3- Due within 5 Years of Inspection	Sep 8, 2019	2,432
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	25,420
Door Assembly - 6 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	137,181
Drinking Fountain - Wall Mount - Stainless Steel Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2025	15,139
Electrical Distribution Equipment - Motor Control Center Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	225,522
Elevator Controls - Motor Controller Renewal	Yes	D1010 - Elevators and Lifts	Reliability	2- Due within 2 Years of Inspection	Sep 8, 2016	16,904
Emergency Eyewash and Shower Units Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2022	32,136
Epoxy Flooring Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	1- Due within 1 Year of Inspection	Sep 8, 2014	6,355
Equipment - Autoclaves Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of	Sep 8, 2021	355,163

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report
By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Inspection		
Exhaust System - Fans - General Building Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2025	168,604
Exhaust System - Fume Hoods Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2025	1,473,017
Exit Signs - Fluorescent Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2019	41,776
Fire Alarm System - Average Density -Fire Panel Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2016	11,713
Fire Alarm System - Average Density Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2021	369,797
Fittings - Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	45,631
Folding Partitions - Economy Renewal	Yes	C1010 - Partitions	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	106,215
Foundation Drainage Improvement	No	A1013 - Perimeter Drainage and Insulation	Reliability	3- Due within 5 Years of Inspection	Aug 28, 2020	60,940
Foundation Wall and Footings 12-Ft - Full Basement Renewal	Yes	A - Substructure	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	12,263
GWB Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2020	16,625

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Greenhouse - Roof Renewal	Yes	B3021 - Glazed Roof Openings	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2017	850,000
HVAC - Building Hot Water Distribution System Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2022	493,776
HVAC RENOVATION	No	D3040 - Distribution Systems	Reliability	1- Due within 1 Year of Inspection	Sep 8, 2016	617,765
Heat Exchanger - Steam/HW - Shell and Tube - Building - Air Handlers Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	111,490
Heat Exchanger - Steam/HW - Shell and Tube - Domestic - DHW-1, DHW-2 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	67,537
Heat Exchanger - Steam/HW - Shell and Tube - Greenhouse Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	33,769
Heat Exchanger - Steam/HW - Shell and Tube - Labs - LWH-1, LWH-2 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	222,980
Heat Exchanger - Steam/HW - Shell and Tube -Building - Perimeter Heaters Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	222,980
Heat Recovery Ventilator - EF-3 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	20,370
Kitchenette - Cabinet, Counter and Sink Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2026	8,648
LAN System Renewal	Yes	D5039 - Local	Lifecycle	3- Due	Sep 8, 2019	589,101

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Area Networks		within 5 Years of Inspection		
Lab Air Compressor (Each) Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	60,996
Lab Sink - 1990 Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2021	182,546
Lighting - Interior - CFL - Greenhouse, lobby Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2020	169,776
Lighting Fixtures - Interior - T-8 Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2021	340,630
Low Tension Service and Distribution - Fire Stopping Lacking in Electrical Room	No	D5012 - Low Tension Service and Dist.	Building Code	4- Not Time Based		1,095
Main Electrical Service - Main Switchboard - 1200 A, 277/480 V Renewal	Yes	D5012 - Low Tension Service and Dist.	Reliability	2- Due within 2 Years of Inspection	Sep 8, 2016	51,054
Main Electrical Service - Main Switchboard - 3000 A, 120/208 V Renewal	Yes	D5012 - Low Tension Service and Dist.	Reliability	2- Due within 2 Years of Inspection	Sep 8, 2016	83,320
Main Electrical Service Renewal	Yes	D5011 - High Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2022	137,148
Make-up Air Unit - MU-1, MU-5 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2019	40,553
Make-up Air Unit - MU-2 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of	Sep 8, 2019	36,164

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Inspection		
Metal Paneled Walls - Economy Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	9,108
Multi-Story - Steel Renewal	Yes	B10 - Superstructure	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	220,920
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	58,800
Perimeter Heat System - Fin Tube Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	248,061
Plumbing Fixtures - Drinking Fountains not Code Compliant	No	D2010 - Plumbing Fixtures	Building Code	4- Not Time Based		14,202
REPAIR/REPLACE EXHAUST FANS	No	D3042 - Exhaust Ventilation Systems	Reliability	4- Not Time Based		441,084
REPLACE BRIDGE TENDERS	No	D3031 - Chilled Water Systems	Reliability	1- Due within 1 Year of Inspection	Sep 3, 2016	100,819
Raise Concrete Curb to Protect Ventilation Shaft from Storm Runoff	No	D3040 - Distribution Systems	Optimization	4- Not Time Based		11,949
Replace Shading System on Greehouse	No	B3021 - Glazed Roof Openings	Lifecycle	1- Due within 1 Year of Inspection	Apr 18, 2023	200,000
Restore External Masonry	No	B2010 - Exterior Walls	Reliability	3- Due within 5 Years of Inspection	Aug 28, 2020	304,700
Restroom Accessories - Average Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	125,838

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2021	88,575
Roof Drainage System Renewal	Yes	D2040 - Rain Water Drainage	Reliability	2- Due within 2 Years of Inspection	Sep 8, 2016	226,731
Room 414 install edge molding on PLAM countertops	No	E2012 - Fixed Casework	Reliability	2- Due within 2 Years of Inspection	Jun 14, 2018	9,884
Sanitary Waste System Renewal	Yes	D2030 - Sanitary Waste	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2021	742,354
Stairs - Average Renewal	Yes	C20 - Stairs	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	68,124
Steam Piping and Condensate Return Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	195,799
Stone Veneer Walls - Economy Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	61,738
Structural Slab on Grade - Non-Industrial Renewal	Yes	A - Substructure	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	5,925
Telephone Distribution System Renewal	Yes	D5033 - Telephone Systems	Lifecycle	3- Due within 5 Years of Inspection	Jun 22, 2025	88,613
Terrazzo - Cast-in-Place Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	247,238
Traction Geared Passenger Elev -	Yes	D1010 - Elevators	Reliability	3- Due	Sep 8, 2017	260,435

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Low-Rise Renewal		and Lifts		within 5 Years of Inspection		
UPGRADE BAS SYSTEM	No	D3060 - Controls and Instrumentation	Technological Improvements	1- Due within 1 Year of Inspection	Jun 28, 2017	0
Unit Heaters - Hot Water Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	19,187
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	222,961
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2020	157,013
Water Dist Complete - Deinonized Water Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2021	28,033
Water Dist Complete - Domesdtic - Main Feed Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	168,197
Water Dist Complete - Domestic - Distribution Piping Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	1- Due within 1 Year of Inspection	Sep 8, 2015	401,128
Water Dist Complete - Greenhouse Irrigation Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2026	56,066
Wet Sprinkler System Renewal	Yes	D4010 - Sprinklers	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2025	703,141
Total						**17,737,777**

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Region: Pullman - WSU Main Campus **Asset:** HEALD HALL
Campus: Pullman Campus - Assessed Buildings **Asset Number:** 0082

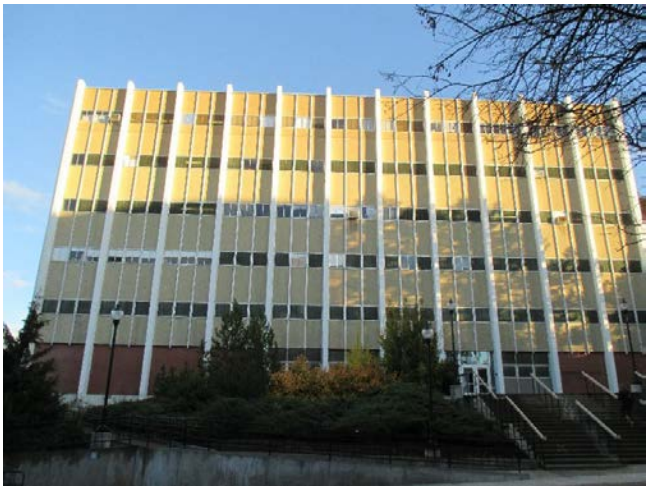
Assets are ordered by Asset Name **Currency: USD**

Statistics

FCI Cost:	20,159,362	**FCI:**	0.82
RI Cost:	21,768,001	**RI:**	0.89
Total Requirements Cost:	21,768,000		
Current Replacement Value:	24,586,323	**Date of most Recent Assessment:**	Oct 20, 2014

Type	Building		
Area	86,262 SF		
Use	ACADEMIC INSTRUCTION	**Construction Type**	
Floors	7	**Historical Category**	
Address 1	1150 COLLEGE AVE	**City**	PULLMAN
Address 2	-	**State/Province/Region**	UNITED STATES OF AMERICA
Year Constructed	1962	**Zip/Postal Code**	99164
Year Renovated	-	**Architect**	-
Ownership	Client Owned	**Commission Date**	-
		Decommission Date	-

Photo



HEALD HALL

Asset Description

General Description:

Heald Hall, also known as building 82, is located on the Washington State University campus in Pullman, WA at 1150 College Avenue and is physically connected to Eastlick Hall on the north. The building includes a three-story enclosed bridge

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report
By Asset Name

connecting it to Ableson Hall to the east.

The structure is an 86,262 GSF, six-story building with a penthouse and a basement, and according to Washington State University information the building was constructed in 1962. The building contains offices, classrooms, and laboratories used by the biological science program. The Ownbey Herbarium is on the Ground Floor. The site slopes from northeast to southwest.

Generally, the survey included the portions of the site within ten feet of a building?s perimeter such as walks, fencing, retaining walls, loading dock pavement, etc. Corresponding deficiencies and corrections are then assigned to the building.

Per the Washington State Building Code, Chapter 51-50 WAC, Chapter 3, Section 508, this building is classified as Mixed Use. The primary use per Chapter 3, Section 304, is Occupancy Group B Business. The large lecture hall on the Ground Floor is Occupancy Group A-3. Based on field observations the building's Construction Type per the Washington State Building Code, Chapter 51-50 WAC, Chapter 6, Table 602, appears to meet the requirements of Type I-B, Noncombustible.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System - Perforated Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	95,568
Access Ladder - Exterior - Original Renewal	Yes	E10 - Equipment	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	1,289
Accessible Ramp - Exterior Concrete Renewal	Yes	B1014 - Ramps	Accessibility	3- Due within 5 Years of Inspection	Oct 20, 2020	2,252
BUR (Built-Up Roofing) Renewal	Yes	B30 - Roofing	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	438,613
Branch Wiring Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	468,433
Building Wireless Upgrade	No	D50393 - LAN Network - Wireless	Technological Improvements	2- Due within 2 Years of Inspection	Aug 25, 2018	184,712
CMU Block Walls - Facing 1 Side Renewal	Yes	C1010 - Partitions	Lifecycle	3- Due within 5	Oct 20, 2019	247,661

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Years of Inspection		
Cold Rooms Renewal	Yes	D30 - HVAC	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	446,567
Curtain Wall System - Original - Bridge Renewal	Yes	B2020 - Exterior Windows	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	672,818
Curtain Wall System - Original Renewal	Yes	B2020 - Exterior Windows	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	2,523,069
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	31,971
Distribution Equipment, Panelboards, and Feeders - 4000A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2018	691,627
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	10,168
Door Assembly - 6 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	10,649
Door Assembly - 6 x 7 Storefront - Newer Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2021	11,277
Door Assembly - 6 x 7 Storefront - Original Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	11,277
Door Assembly - 6 x 7 Storefront Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of	Oct 20, 2019	22,555

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report
By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Inspection		
Elevators and Lifts - Exposed Live Electrical Parts - Elevator Machine Room	No	D1010 - Elevators and Lifts	Life Safety	1- Due within 1 Year of Inspection	Oct 20, 2015	4,370
Emergency Eyewash and Shower Units Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	104,220
Exhaust System - Fume Hoods - Ductwork/Fans - High Density Renewal	Yes	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	2,616,492
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	67,250
Exit Stair Rails - Non-compliant	No	C20 - Stairs	Building Code	4- Not Time Based		89,648
Exterior Access Ramp - Non-compliant	No	B1014 - Ramps	Accessibility	4- Not Time Based		3,290
Fan Coil System - Heating Renewal	Yes	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	28,556
Fire Alarm System Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	323,819
Fixed Seating - Average Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2025	34,371
GWB Partitions On Furring Renewal	Yes	C1010 - Partitions	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	4,381
INSTALL WHITEBOARDS IN G0003	No	E1020 - Institutional Equipment	Mission	2- Due within 2 Years of Inspection	Oct 13, 2018	7,413

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Interior Ramp - Non-compliant	No	C1020 - Interior Doors	Accessibility	4- Not Time Based		5,976
LAN System Renewal	Yes	D50392 - LAN Network - Wired	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	341,006
Lab Vacuum Pump Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	153,168
Laboratory Equipment - College - Original Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	120,836
Laboratory Equipment - College - Original Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	11,846
Laboratory Equipment - College Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2025	2,803,613
Laboratory Sinks - Older Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	225,158
Lacks Fire Sprinklers	No	D40 - Fire Protection	Life Safety	4- Not Time Based		359,030
Lighting - Interior - Basement thru 3rd Floor Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2018	641,973
Low Tension Service and Dist. - Exposed Live Electrical Parts	No	D5012 - Low Tension Service and Dist.	Life Safety	1- Due within 1 Year of Inspection	Oct 20, 2015	328
Means of Egress - Noncompliant	No	C20 - Stairs	Life Safety	4- Not Time Based		21,116
Membrane Roofing - Mopped Renewal	Yes	B30 - Roofing	Lifecycle	3- Due within 5 Years of	Oct 20, 2019	3,934

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Inspection		
Metal Screen Wall Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	49,335
Missing Guarding/Obstructed Service Access	No	D3040 - Distribution Systems	Life Safety	1- Due within 1 Year of Inspection	Oct 20, 2015	3,610
Natural Gas Supply for Bldg Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	58,841
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2020	76,540
Painted Plaster - Original Renewal	Yes	C3030 - Ceiling Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2017	61,931
Pedestrian Pavement - Concrete Renewal	Yes	G2031 - Paving and Surfacing	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	3,998
Perimeter Heat System - Hydronic Fin Tube Renewal	Yes	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	834,411
Periodic Structural Assessment	No	B10 - Superstructure	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	50,072
Plaster Walls - 3 Coats Renewal	Yes	C1010 - Partitions	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	450,773
Plaster on Lath - Add Renewal	Yes	C3010 - Wall Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2020	33,629

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Pneumatic Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	512,908
Pressure Booster Pump - Triplex - 5 HP Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	89,063
Quarry Tile Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2019	21,525
REPLACE CHAMBER CONTROLLERS (1ST FLOOR)	No	D3060 - Controls and Instrumentation	Reliability	1- Due within 1 Year of Inspection	Sep 3, 2008	94,518
REPLACE FLOORING, CARPET AND VCT	No	C3020 - Floor Finishes	Lifecycle	2- Due within 2 Years of Inspection	Jun 15, 2018	123,553
REPLACE MBC CONTROLLERS	No	D3067 - Energy Monitoring and Control	Technological Improvements	1- Due within 1 Year of Inspection	Sep 2, 2016	50,410
Remove Abandoned Equipment	No	D3030 - Cooling Generating Systems	Abandoned	4- Not Time Based		4,729
Restroom Accessories - Economy Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	80,966
Restroom Fixtures - Older Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	335,252
Return Fans w/Distribution Renewal	Yes	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	836,470
Roof Drainage - Gravity Renewal	Yes	D2040 - Rain Water Drainage	Lifecycle	3- Due within 5	Oct 20, 2019	208,749

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Years of Inspection		
Sanitary Waste - Gravity Renewal	Yes	D2030 - Sanitary Waste	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	278,046
Steam Piping and Condensate Return Renewal	Yes	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	28,056
Sump Pump - Pedestal Renewal	Yes	D20 - Plumbing	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	3,135
Supply Fans w/Distribution Renewal	Yes	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	1,049,733
Swinging Doors - 3 x 7 HM - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	27,977
Swinging Doors - 3 x 7 HM - Rated Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	29,992
Swinging Doors - 3 x 7 Wd - NR - Original Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	225,508
Swinging Doors - 3 x 7 Wd - Rated - Original Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	255,731
Swinging Doors - Pair - 6 x 7 HM - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	24,941
Swinging Doors - Pair - 6 x 7 HM - Rated Renewal	Yes	C1020 - Interior Doors	Lifecycle	1- Due within 1 Year of	Oct 20, 2014	25,130

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Inspection		
Swinging Doors - Pair - 6 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	23,228
Telephone System - 4th/5th Floors Renewal	Yes	D5033 - Telephone Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2023	381,295
Telephone System - Basement thru 3rd Floor Renewal	Yes	D5033 - Telephone Systems	Technological Improvements	3- Due within 5 Years of Inspection	Oct 20, 2020	381,295
Test Gas/Air and Vacuum Distribution Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	159,240
Traction Geared Passenger Elevator Renewal	Yes	D1010 - Elevators and Lifts	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2018	349,617
VCT - Average - Basement Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	1- Due within 1 Year of Inspection	Oct 20, 2014	4,672
VCT - Average - Upper Floors Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2022	14,864
Vinyl Asbestos Tile Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	1- Due within 1 Year of Inspection	Oct 20, 2014	262,572
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	316,304
Water Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	1- Due within 1 Year of Inspection	Oct 20, 2014	29,673

Copyright © 2022 VFA, Inc. All rights reserved.

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Water Heater - Steam Semi-Instantaneous Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	33,257
Wood Paneling - Lecture Hall G3 Renewal	Yes	C3010 - Wall Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2017	40,151
Total						**21,768,000**

Copyright © 2022 VFA, Inc. All rights reserved.