

2022 PROJECT PROPOSAL CHECKLIST
2023-25 Biennium Four-year Higher Education Scoring Process

INSTITUTION	CAMPUS LOCATION
365 - Washington State University	Pullman
PROJECT TITLE	OFM/CBS Project #
Space Optimization (Remote Collection Storage)	40000345
PROJECT CATEGORY	FPMT UNIQUE FACILITY ID # (OR NA)
Renovation - Standalone	N/A
PROPOSAL IS	
New or Updated Proposal (for scoring)	Resubmitted Proposal (retain prior score)
<input checked="" type="checkbox"/> New proposal <input type="checkbox"/> Resubmittal to be scored (more than 2 biennia old or significantly changed)	<input type="checkbox"/> Resubmittal from 2018 (2019-21 biennium) <input type="checkbox"/> Resubmittal from 2020 (2021-23 biennium)
CONTACT	PHONE NUMBER
Kate Kamerrer	Click or tap here to enter text.

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.

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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:

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 Administration

Signature: Kathleen Kamerrer Date: 8/8/2022

INSTITUTION	CAMPUS
Washington State University	Pullman, WA
PROJECT TITLE	
Space Optimization (Remote Collection Storage)	

SUMMARY NARRATIVE

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

Washington State University requests \$10 million in the 2023-25 capital budget for a standalone project to construct a new remote collection storage facility and to renovate spaces in the core of the Pullman campus vacated by those collections. This project will provide a facility for materials from multiple permanent collections in various locations in the campus core. Currently these collections occupy some of the most accessible and desirable space on campus that would be better suited for student success programming, academic initiatives, and research activities.

§ **History of the project or facility**

This original concept of constructing a remote collection storage facility came out of a 2003-05 library systems master plan. Remote storage facilities have become common on university campuses and have proved to be an economical approach for housing books, journals, archival records, manuscripts, specimen collections and other types of materials that are included in research library collections. A high-density warehouse-style facility is a cost-effective and efficient method for storing these materials.

WSU is finalizing a new strategic plan for the Pullman campus which will place an emphasis on student success programs, the arts, and efforts to promote diversity, equity, and inclusion. All will be ideally located in the campus core. Recent projects involving compact shelving and collection consolidation have been highly successful in advancing the university’s space optimization initiative.

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.

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

The Pullman campus has many opportunities to optimize valuable space in the core of campus by moving collections and research artifacts that are valuable but not highly utilized to a more remote location. The relocation of these collections out of the core will provide immediate opportunities to renovate and improve space utilization for student success centers, classrooms, instructional labs, and other student-centered functions across multiple disciplines and departments. Libraries and museums will benefit by consolidating and modernizing to better suit the needs of students, faculty, and staff.

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.

The buildings listed below in Table 1 represent a sampling of facilities in the core of campus that currently house collections which could be moved to the new remote storage facility. On average, it has been 41 years since these buildings were constructed or received a major renovation.

Building	Gross Sq Ft	Year Constructed	Year Renovated
Holland Library	203,475	1947	1981
Terrell Library	285,674	1993	n/a
Owen Science and Engineering Library	123,231	1976	n/a
College Hall	52,409	1909	1983
Abelson Hall	101,546	1935	1984
Webster	178,095	1974	n/a
Commons	35,351	1924	n/a

Table 1 – 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.

This proposed standalone renovation project will allow for the collections located in buildings listed below in Table 2 to be relocated to a purpose-built storage facility. This enabling project will allow for immediate and future renovations in these facilities, most of which have a current Comparable Framework Study score of 5 (Needs Improvement – Marginal Functionality). As a result of renovations associated with this project and future renovations enabled by this project the Comparable Framework Study score for these facilities will be improved.

Building	Gross Sq Ft	FCI Score	Comparable Framework Score	DM Backlog
Holland Library	203,475	0.77	5	\$31,973,611
Terrell Library	285,674	0.61	5	\$37,262,376
Owen Science and Engineering Library	123,231	0.74	5	\$19,916,974
College Hall	52,409	0.51	4	\$6,381,275
Abelson Hall	101,546	0.75	5	\$15,721,910
Webster	178,095	0.79	5	\$37,377,833
Commons	35,351	0.57	5	\$3,152,891

Table 2 - 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 updates based on lifecycle requirements associated with critical building systems (**Appendix E**). 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.

Renovations in this project and in future projects enabled by the construction of a remote storage facility will allow WSU to address the following issues that exist in the previously listed facilities.

- 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.
- 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 for this proposed project is less than the expected cost 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 **Appendix A** for the C100 and a detailed project cost estimate and **Appendix C** 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:

Space renovated and those future renovations enabled by this project will be designed with modern industry standards and space efficiency goals. This project is specifically intended to improve space utilization in the core of campus where labs, classrooms and student success space will be more easily accessed, and scheduling may be optimized. 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. 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 lab times, 13% of instructional labs and 8% of classrooms courses would be included.

- A. The utilization of classroom space is 18.3 hours/seat
- B. The utilization of class laboratory space is 13.9 hours/seat

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.

FEPG Room Classification	FEPG Room Classification Type	Project ASF/Station	FEPG Standard	Meets Standard (Y/N)	Comments
220	Open Laboratory	45	35-50	Y	FEPG Standard based on a range of multiple disciplines expected to congregate and collaborate in the new space made available by moving collections to a remote storage area.
420	Library Collections	39	36.4	Y	Project includes plans for approximately 9,644 square feet of compact shelving for collection storage. This will open up Approximately 19,000 square feet of existing collection space to be used for student collaboration space. Applying projected growth at 0.925% per year for seven years results in 39 volumes per square foot, which is above the FEPG minimum.

- B. Identify the following on form CBS002:
 1. Usable square feet (USF) in the proposed facility **12,000**
 2. Gross square feet (GSF) **15,264**
 3. Building efficiency (USF divided GSF) **0.78**

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.

This project is necessary to optimize use of and renovate some of the most accessible and desirable space in the core of campus for better utilization by student success programs, academic endeavors, and research activities.

Many of the collections to be moved to the new remote location are important as a research collection and need to be maintained, but they are not used daily. Storing these materials in a purpose-built remote collection storage facility will allow the university to renovate, modernize, and better utilize space in the core of campus for classrooms, labs, and student success areas necessary to meet modern educational standards.

APPENDICES

- § Appendix A – C100
- § Appendix B – Availability of Space/Campus Utilization
- § Appendix C – Reasonableness of Cost
- § Appendix D – Program Related Space Allocation
- § Appendix E – FCI Analysis

STATE OF WASHINGTON
AGENCY / INSTITUTION PROJECT COST SUMMARY

Updated June 2022

Agency	Washington State University
Project Name	Space Optimization (Remote Collection Storage)
OFM Project Number	40000345

Contact Information

Name	Jason Baerlocher
Phone Number	509-335-9012
Email	jason.baerlocher@wsu.edu

Statistics

Gross Square Feet	15,264	MACC per Gross Square Foot	\$360
Usable Square Feet	12,000	Escalated MACC per Gross Square Foot	\$399
Alt Gross Unit of Measure			
Space Efficiency	78.6%	A/E Fee Class	C
Construction Type	Warehouses	A/E Fee Percentage	7.26%
Remodel	No	Projected Life of Asset (Years)	75

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	October-23	Design End	February-24
Construction Start	April-24	Construction End	February-25
Construction Duration	11 Months		

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Project Cost Estimate

Total Project	\$9,030,782	Total Project Escalated	\$10,000,462
		Rounded Escalated Total	\$10,000,000

Cost Estimate Summary

Acquisition

Acquisition Subtotal	\$0	Acquisition Subtotal Escalated	\$0
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Consultant Services			
Predesign Services	\$0		
Design Phase Services	\$288,995		
Extra Services	\$110,000		
Other Services	\$129,838		
Design Services Contingency	\$26,442		
Consultant Services Subtotal	\$555,275		

Construction			
Maximum Allowable Construction Cost (MACC)	\$5,494,336	Maximum Allowable Construction Cost (MACC) Escalated	\$6,090,389
DB-Progressive Risk Contingencies	\$981,167		\$1,091,647
DB-Progressive Management	\$323,785		\$360,244
Owner Construction Contingency	\$274,717		\$305,650
Non-Taxable Items	\$0		\$0
Sales Tax	\$558,846	Sales Tax Escalated	\$619,986
Construction Subtotal	\$7,632,851	Construction Subtotal Escalated	\$8,467,916

Equipment			
Equipment	\$405,000		
Sales Tax	\$31,995		
Non-Taxable Items	\$0		
Equipment Subtotal	\$436,995		

Artwork			
Artwork Subtotal	\$49,754	Artwork Subtotal Escalated	\$49,754

Agency Project Administration			
Agency Project Administration Subtotal	\$270,907		
DES Additional Services Subtotal	\$0		
Other Project Admin Costs	\$50,000		
Project Administration Subtotal	\$320,907		

Other Costs			
Other Costs Subtotal	\$35,000	Other Costs Subtotal Escalated	\$38,108

Project Cost Estimate			
Total Project	\$9,030,782	Total Project Escalated	\$10,000,462
		Rounded Escalated Total	\$10,000,000

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	\$601,441		\$601,441		\$0
Construction					
Construction Subtotal	\$8,467,916		\$8,467,916		\$0
Equipment					
Equipment Subtotal	\$486,201		\$486,201		\$0
Artwork					
Artwork Subtotal	\$49,754		\$49,754		\$0
Agency Project Administration					
Project Administration Subtotal	\$357,042		\$357,042		\$0
Other Costs					
Other Costs Subtotal	\$38,108		\$38,108		\$0
Project Cost Estimate					
Total Project	\$10,000,462	\$0	\$10,000,462	\$0	\$0
	\$10,000,000	\$0	\$10,000,000	\$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.)
 The new appropriation would fund both the design and construction costs associated with the new remote Collections Storage Facility.
 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	

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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	1.0630	\$0	Escalated to Design Start
2) Construction Documents				
A/E Basic Design Services	\$288,995			69% of A/E Basic Services
Other				
Insert Row Here				
Sub TOTAL	\$288,995	1.0716	\$309,687	Escalated to Mid-Design
3) Extra Services				
Civil Design (Above Basic Svcs)				
Geotechnical Investigation	\$35,000			
Commissioning	\$50,000			
Site Survey	\$25,000			
Testing				
LEED Services				
Voice/Data Consultant				
Value Engineering				
Constructability Review				
Environmental Mitigation (EIS)				
Landscape Consultant				
Other				
Insert Row Here				
Sub TOTAL	\$110,000	1.0716	\$117,876	Escalated to Mid-Design
4) Other Services				
Bid/Construction/Closeout	\$129,838			31% of A/E Basic Services
HVAC Balancing				
Staffing				
Other				
Insert Row Here				
Sub TOTAL	\$129,838	1.1126	\$144,459	Escalated to Mid-Const.
5) Design Services Contingency				
Design Services Contingency	\$26,442			
Other				
Insert Row Here				
Sub TOTAL	\$26,442	1.1126	\$29,419	Escalated to Mid-Const.

CONSULTANT SERVICES TOTAL	\$555,275	\$601,441

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Cost Estimate Details

Construction Contracts				
Item	Base Amount	Escalation Factor	Escalated Cost	Notes
1) Site Work				
G10 - Site Preparation	\$150,000			
G20 - Site Improvements	\$640,000			
G30 - Site Mechanical Utilities	\$160,000			
G40 - Site Electrical Utilities				
G60 - Other Site Construction				
Other				
Insert Row Here				
Sub TOTAL	\$950,000	1.0888	\$1,034,360	
2) Related Project Costs				
Offsite Improvements				
City Utilities Relocation				
Parking Mitigation				
Stormwater Retention/Detention				
Other				
Insert Row Here				
Sub TOTAL	\$0	1.0888	\$0	
3) Facility Construction				
A10 - Foundations	\$457,920			
A20 - Basement Construction	\$0			
B10 - Superstructure	\$305,280			
B20 - Exterior Closure	\$0			
B30 - Roofing	\$152,640			
C10 - Interior Construction	\$457,920			
C20 - Stairs	\$0			
C30 - Interior Finishes	\$610,560			
D10 - Conveying	\$0			
D20 - Plumbing Systems	\$228,960			
D30 - HVAC Systems	\$534,040			
D40 - Fire Protection Systems	\$61,056			
D50 - Electrical Systems	\$915,840			
F10 - Special Construction	\$76,320			
F20 - Selective Demolition	\$0			
General Conditions	\$588,700			
Other Direct Cost	\$155,100			
Insert Row Here				
Sub TOTAL	\$4,544,336	1.1126	\$5,056,029	
4) Maximum Allowable Construction Cost				
MACC Sub TOTAL	\$5,494,336		\$6,090,389	
	\$360		\$399 per GSF	

5) GCCM Risk Contingency			
GCCM Risk Contingency	\$981,167		
Other			
Insert Row Here			
Sub TOTAL	\$981,167	1.1126	\$1,091,647
6) GCCM or Design Build Costs			
GCCM Fee	\$323,785		
Bid General Conditions			
GCCM Preconstruction Services			
Other			
Insert Row Here			
Sub TOTAL	\$323,785	1.1126	\$360,244
7) Owner Construction Contingency			
Allowance for Change Orders	\$274,717		
Other			
Insert Row Here			
Sub TOTAL	\$274,717	1.1126	\$305,650
8) Non-Taxable Items			
Other			
Insert Row Here			
Sub TOTAL	\$0	1.1126	\$0
9) Sales Tax			
Sub TOTAL	\$558,846		\$619,986
CONSTRUCTION CONTRACTS TOTAL	\$7,632,851		\$8,467,916

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Cost Estimate Details

Equipment					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Equipment					
E10 - Equipment	\$80,000				
E20 - Furnishings	\$250,000				
F10 - Special Construction	\$75,000				
Other					
Insert Row Here					
Sub TOTAL	\$405,000		1.1126	\$450,603	
2) Non Taxable Items					
Other					
Insert Row Here					
Sub TOTAL	\$0		1.1126	\$0	
3) Sales Tax					
Sub TOTAL	\$31,995			\$35,598	
EQUIPMENT TOTAL					
	\$436,995			\$486,201	

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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 0.5% of total project cost for new and renewal construction
Higher Ed Artwork	\$49,754				
Other					
Insert Row Here					
ARTWORK TOTAL	\$49,754		NA	\$49,754	

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Cost Estimate Details

Project Management					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
1) Agency Project Management					
Agency Project Management	\$270,907				
Additional Services					
Other	\$50,000				
Insert Row Here					
<i>Subtotal of Other</i>	<i>\$50,000</i>				
PROJECT MANAGEMENT TOTAL	\$320,907		1.1126	\$357,042	

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Cost Estimate Details

Other Costs					
Item	Base Amount		Escalation Factor	Escalated Cost	Notes
Mitigation Costs					
Hazardous Material Remediation/Removal	\$15,000				
Historic and Archeological Mitigation					
Other	\$20,000				
Insert Row Here					
OTHER COSTS TOTAL	\$35,000		1.0888	\$38,108	

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C-100(2022)
Additional Notes

Tab A. Acquisition

<i>Insert Row Here</i>

Tab B. Consultant Services

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Tab C. Construction Contracts

<i>Insert Row Here</i>

Tab D. Equipment

<i>Insert Row Here</i>

Tab E. Artwork

<i>Insert Row Here</i>

Tab F. Project Management

<i>Insert Row Here</i>

Tab G. Other Costs

<i>Insert Row Here</i>

Availability of Space/Campus Utilization Template

Project name:

CBS/OFM Project #:

Institution:

Scoring category:

Campus/Location:

Enrollment

2021 fall on-campus student FTE:	<input type="text" value="19,114"/>	Expected 2022 fall on-campus student FTE:	<input type="text" value="19,114"/>
		% increase budgeted:	<input type="text" value="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		(b) General University Lab Utilization	
Fall 2021 Weekly Contact Hours	<input type="text" value="193,055"/>	Fall 2021 Weekly Contact Hours	<input type="text" value="39,048"/>
Multiply by % FTE Increase Budgeted	<input type="text" value="0.00%"/>	Multiply by % FTE Increase Budgeted	<input type="text" value="0.00%"/>
Expected Fall 2022 Contact Hours	<input type="text" value="193,055"/>	Expected Fall 2022 Contact Hours	<input type="text" value="39,048"/>
Expected Fall 2022 Classroom Seats	<input type="text" value="10,527"/>	Expected Fall 2022 Class Lab Seats	<input type="text" value="2,810"/>
Expected Hours per Week Utilization	<input type="text" value="18.3"/>	Expected Hours per Week Utilization	<input type="text" value="13.9"/>
HECB utilization standard (hours/GUC seat)	<input type="text" value="22.0"/>	HECB utilization standard (hour/GUL seat)	<input type="text" value="16.0"/>
Difference in utilization standard	<input type="text" value="-16.6%"/>	Difference in utilization standard	<input type="text" value="-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: CBS/OFM Project #:
 Institution: Scoring category:
 Campus/Location:

	Construction Begin	Construction End	Construction mid-point	Escalation Multiplier
Construction mid-point:	<input type="text" value="April-24"/>	<input type="text" value="February-25"/>	<input type="text" value="September-24"/>	<input type="text" value="1.3535"/>

MACC from C-100:

	Expected MACC/GSF in 2019	Expected MACC/GSF	GSF by type	Expected MACC
Classrooms	\$405	\$548		\$0
Instructional labs	\$397	\$537		\$0
Research labs	\$545	\$738		\$0
Administration	\$406	\$550	5,600	\$3,077,255
Libraries	\$340	\$460	9,664	\$4,447,186
Athletic	\$385	\$521		\$0
Assembly, exhibit and meeting rooms	\$428	\$579		\$0
			15,264	\$7,524,441

C-100 to expected MACC variance:

Score:

Program Related Space Allocation Template

Project name: CBS/OFM Project #:
 Institution: Scoring category:
 Campus/Location:

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		0.00	0.00
Research space	2		0.00	0.00
Office space	4	4,400	28.83	1.15
Library and study collaborative space	10	9,664	63.31	6.33
Other non-residential space	8		0.00	0.00
Support and physical plant space	6	1,200	7.86	0.47
Total:		15,264	100.0	7.96



Asset Detail Report

By Asset Name

Region: Pullman - WSU Main Campus **Asset:** HOLLAND LIBRARY
Campus: Pullman Campus - Assessed Buildings **Asset Number:** 0062

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

Statistics

FCI Cost:	28,824,162	FCI:	0.77
RI Cost:	31,973,612	RI:	0.85
Total Requirements Cost:	31,973,611		
Current Replacement Value:	37,672,660	Date of most Recent Assessment:	Sep 8, 2014

Type	Building	Construction Type	IBC - Type II B
Area	203,475 SF	Historical Category	None
Use	LIBRARIES	City	PULLMAN
Floors	6	State/Province/Region	UNITED STATES OF AMERICA
Address 1	1400 TERRELL MALL	Zip/Postal Code	99164
Address 2	-	Architect	-
Year Constructed	1950	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	Client Owned		

Photo



HOLLAND LIBRARY Auditor Touch Photo

Asset Description

Architectural:

Holland Library is located on the Main Campus of Washington State University. This 203,475 SF 6 floor (basement included) was built in approximately 1950. The building structural frame is concrete, and the primary exterior material is brick and stone.



Asset Detail Report *By Asset Name*

Windows are aluminum, 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
9x9 - VAT Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	1- Due within 1 Year of Inspection	Sep 8, 2014	426,711
ACT System - Concealed Spline Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	1,548,438
Access Ladder - Caged Renewal	Yes	E10 - Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	2,811
Access Ladder Renewal	Yes	E10 - Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	3,683
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	1,988,250
Branch Wiring - Equipment & Devices - Panelboards -1975 Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	77,939
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2016	868,125
Branch Wiring Devices - Receptacles Lacking	No	D5021 - Branch Wiring Devices	Capacity	4- Not Time Based		59,800



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	Sep 8, 2025	48,624
Building Wireless Upgrade	No	D50393 - LAN Network - Wireless	Technological Improvements	3- Due within 5 Years of Inspection	May 21, 2020	236,243
Carpeting - Broadloom - Medium Range Renewal	Yes	C3020 - Floor Finishes	Lifecycle	1- Due within 1 Year of Inspection	Sep 8, 2014	4,956
Carpeting - Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	22,228
Central AHU - Const Volume Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2019	422,047
Ceramic Tile Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	60,877
Ceramic Tile Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	39,471
Controls - Air Compressor Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	46,766
Controls - Hybrid DDC/Pneumatic System Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2019	1,289,746
Distribution - Chilled Water Supply and Return Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	731,738
Distribution - Restroom - Exhaust	Yes	D3040 -	Lifecycle	3- Due	Sep 8, 2021	217,053



Asset Detail Report *By Asset Name*

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Fan Renewal		Distribution Systems		within 5 Years of Inspection		
Distribution Ductwork - Central HVAC Renewal	Yes	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	Jan 1, 2016	4,744,630
Distribution Ductwork - Return Air with Fan Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Jan 1, 2023	3,178,287
Distribution Piping - Steam and Condensate Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	1,615,150
Domestic Water - Distribution Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	1- Due within 1 Year of Inspection	Jan 1, 2016	2,121,779
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2018	35,588
Door Assembly - 3 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Sep 8, 2014	49,355
Dumbwaiter - Low-Rise Renewal	Yes	D1090 - Other Conveying Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2021	99,368
Electrical Distribution Equipment - Motor Control Center Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	20,502
Elevator Controls - Motor Controller Renewal	Yes	D1010 - Elevators and Lifts	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2016	33,807
Emergency Battery Pack Lights Renewal	Yes	D5092 - Emergency Light	Lifecycle	3- Due within 5	Sep 8, 2019	10,256



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Emergency Light and Power Systems - Exit Signs Non-Illuminated	No	D5092 - Emergency Light and Power Systems	Building Code	2- Due within 2 Years of Inspection	Sep 8, 2016	18,948
Equipment - Abandoned in Place - Dumb Waiter	No	D1091 - Dumbwaiters	Abandoned	4- Not Time Based		11,053
Equipment - Abandoned in Place - Pneumatic Tube System	No	D3060 - Controls and Instrumentation	Abandoned	4- Not Time Based		3,859
Exit Signs - Fluorescent - 2012 Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2022	52,156
Exit Signs - Non-Illuminated - 2000 Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	16,710
Exterior Masonry Restoration	No	B2011 - Exterior Wall Construction	Reliability	2- Due within 2 Years of Inspection	Jun 13, 2018	926,648
Fire Alarm System - Average Density - 2000 Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	528,281
Fire Alarm System - Average Density - 2006 - Fire Panel Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2021	25,577
Fire Alarm Systems - Strobes Lacking	No	D5037 - Fire Alarm Systems	Building Code	4- Not Time Based		4,398
Fire Protection - Film Storage Hazard	No	D40 - Fire Protection	Life Safety	1- Due within 1 Year of Inspection	Sep 8, 2015	12,316
Fire Protection - Standpipe System Renewal	Yes	D40 - Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2025	361,038



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Fire Protection - Wet Sprinkler System - Ordinary Hazard Renewal	Yes	D40 - Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2025	1,274,262
Fittings - Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	37,066
Foundation Wall and Footings 12-Ft - Full Basement Renewal	Yes	A - Substructure	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2025	20,044
LAN System Renewal	Yes	D5039 - Local Area Networks	Technological Improvements	3- Due within 5 Years of Inspection	Sep 8, 2017	575,263
Lighting - Exterior - CFL Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	4,561
Lighting - Exterior - Metal Halide Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2021	2,281
Lighting - Interior - CFL Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	135,821
Lighting Fixtures - Interior - T-12 Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	460,464
Lighting Fixtures - Interior - T-8 Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	356,000
Low Tension Service and Distribution - Fire Stopping Lacking in Electrical Room	No	D5012 - Low Tension Service and Dist.	Building Code	4- Not Time Based		821
Main Electrical Service - Main Switchboard - 1600 A, 120/208 V	Yes	D5012 - Low Tension Service	Lifecycle	3- Due within 5	Sep 8, 2021	52,806



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Renewal		and Dist.		Years of Inspection		
Main Electrical Service Renewal	Yes	D5011 - High Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	137,148
Marble Finish Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	47,156
Multi-Story - Concrete Renewal	Yes	B10 - Superstructure	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2025	439,761
Overhead/Rolling Fire Door - Mid-Size (Electric Operation) Renewal	Yes	C1020 - Interior Doors	Lifecycle	1- Due within 1 Year of Inspection	Sep 8, 2014	4,826
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	111,198
Painted Plaster Renewal	Yes	C3030 - Ceiling Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	61,688
Plaster Walls - 3 Coats Renewal	Yes	C1010 - Partitions	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2019	1,544,265
Plumbing Fixtures - Custodial Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2022	10,881
Plumbing Fixtures - Drinking Fountains Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2016	60,557
REPLACE CONDENSATE PIPING	No	D3040 - Distribution Systems	Reliability	1- Due within 1 Year of	Jan 6, 2018	308,883



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Restroom Accessories - Average Renewal	Yes	C1030 - Fittings	Lifecycle	Inspection 1- Due within 1 Year of Inspection	Sep 8, 2015	252,150
Restroom Fixtures - Lavatory Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	161,560
Restroom Fixtures - Urinal Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	76,671
Restroom Fixtures - Water Closets Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	127,287
Roof Hatch Renewal	Yes	B3022 - Roof Hatches	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	2,009
Sanitary Waste - Gravity Disch Renewal	Yes	D2030 - Sanitary Waste	Lifecycle	1- Due within 1 Year of Inspection	Jan 1, 2017	655,855
Security System - CCTV Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2022	39,611
Security System - Card Access System Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	57,359
Stairs - Average Renewal	Yes	C20 - Stairs	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2025	102,187
Stone Veneer Walls - Economy Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2025	231,516



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Structural Slab on Grade - Non-Industrial Renewal	Yes	A - Substructure	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2025	17,008
Swinging Doors - 3 x 7 HM - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	160,869
Swinging Doors - 3 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	404,850
Swinging Doors - Pair - 6 x 7 HM - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	73,051
Swinging Doors - Pair - 6 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	34,549
Telephone Distribution System Renewal	Yes	D5033 - Telephone Systems	Lifecycle	3- Due within 5 Years of Inspection	Jun 22, 2025	265,838
Terminal Units - Computer Room Cooling Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2026	135,857
Terrazzo - Cast-in-Place Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	435,138
Toilet Partitions - Average Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	492,567
Traction Geared Passenger Elev - Low-Rise - #6, #8 Renewal	Yes	D1010 - Elevators and Lifts	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	504,575
VCT - Average Renewal	Yes	C3020 - Floor	Interior Finishes	3- Due	Sep 8, 2017	127,406



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Finishes		within 5 Years of Inspection		
Water Heater - Electric Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	4,734
Total						31,973,611



Asset Detail Report

By Asset Name

Region: Pullman - WSU Main Campus **Asset:** TERRELL LIBRARY
Campus: Pullman Campus - Assessed Buildings **Asset Number:** 0062A

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

Statistics

FCI Cost:	36,651,143	FCI:	0.61
RI Cost:	37,262,373	RI:	0.62
Total Requirements Cost:	37,262,376		
Current Replacement Value:	59,637,885	Date of most Recent Assessment:	Nov 2, 2015

Type	Building	Construction Type	IBC - Type II B
Area	285,674 SF	Historical Category	None
Use	LIBRARIES	City	PULLMAN
Floors	5	State/Province/Region	UNITED STATES OF AMERICA
Address 1	1400 TERRELL MALL	Zip/Postal Code	99164
Address 2	-	Architect	-
Year Constructed	1993	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	Client Owned		

Photo



B2010 - Stone Veneer Walls - Marble

Asset Description

ARCHITECTURAL

Terrell Library is located on the Washington State University Campus in Pullman, Washington. The 5 story brick and precast concrete structure contains 285,674 square-feet (GSF) with two parking levels and a basement level., and is situated on the east



Asset Detail Report *By Asset Name*

side of Library Road. According to WSU information, the building was constructed in 1993, and facility provides research space including catalog rooms, study rooms, offices, storage areas, and support areas. Mechanical equipment is located along the east side of each level.

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.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System - Standard Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	2,389,188
Access Computer Room Flooring System Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	932,724
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	1,325,500
BUR (Built-Up Roofing) Renewal	Yes	B30 - Roofing	Lifecycle	1- Due within 1 Year of Inspection	Nov 2, 2015	997,465
Branch Wiring - Equipment & Devices Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	1,551,310
Building Wireless Upgrade	No	D50393 - LAN Network - Wireless	Technological Improvements	1- Due within 1 Year of Inspection	Aug 29, 2017	610,352
CO Sensor	No	D3093 - Dust and Fume Collectors	Life Safety	4- Not Time Based		879
Cable Tray System Renewal	Yes	D5094 - Other Special Systems and Devices	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	258,901
Carpeting - Broadloom - Medium Range Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5	Nov 2, 2018	863,578



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Caulk Expansion Joints and Windows	No	B2010 - Exterior Walls	Reliability	3- Due within 5 Years of Inspection	Nov 2, 2020	49,953
Central SF-1,SF-2 , SF-3 & SF-4 System w/Distribution-Room 222 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	7,746,642
Ceramic Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2018	111,080
Ceramic Tile Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2018	112,963
Concrete - Sealed Renewal	Yes	C3020 - Floor Finishes	Lifecycle	2- Due within 2 Years of Inspection	Nov 2, 2017	6,063
Controls and Instrumentation Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	1,640,358
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	24,795
Distribution Equipment and System - 480Y/277V & 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	1,189,584
Distribution Systems--Garage Exhaust EF-8 & EF-9 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2022	223,920
Door Assembly - 3 x 7 Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of	Nov 2, 2023	66,091



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Door Assembly - 3 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	Inspection 3- Due within 5 Years of Inspection	Nov 2, 2023	7,051
Door Assembly - 6 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	109,706
Door Assembly - 6 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	45,727
Emergency Light and Power Systems - Exit signs Not Illuminated - Locations Noted in Requirement Description	No	D5092 - Emergency Light and Power Systems	Building Code	1- Due within 1 Year of Inspection	Nov 2, 2016	7,589
Exhaust System - Restroom w/ Fan Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2022	83,540
Exit Signs - 1993 Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2018	16,001
Exit Signs - 2010 Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2025	14,448
Fire Alarm System - Devices and Wiring Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	690,332
Fire Alarm System - Main Fire Alarm Control Panel Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2025	20,483
Fire Extinguishers - Dry Chem w/Cabinet (Each) Renewal	Yes	D40 - Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	2,946



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Fire Pump - Electric Mech Room P222 Renewal	Yes	D40 - Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	56,214
Fittings - Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Lifecycle	1- Due within 1 Year of Inspection	Nov 2, 2015	200,579
Fixed Casework - Average Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2018	196,031
GWB Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	99,750
Kitchenette - Cabinet, Counter and Sink Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	34,783
LAN System Renewal	Yes	D5039 - Local Area Networks	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	1,362,048
Landscaping - Grass Sodding Renewal	Yes	G2054 - Seeding and Sodding	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2018	71,663
Landscaping - Planters - Precast Concrete Renewal	Yes	G2056 - Planters	Lifecycle	1- Due within 1 Year of Inspection	Nov 2, 2015	2,953
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	193,037
Lighting Controls Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2025	333,092
Lighting Fixtures - Parking Lot	Yes	D5022 - Lighting	Lifecycle	3- Due	Nov 2, 2020	234,441



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting Renewal		Equipment		within 5 Years of Inspection		
Local Area Networks - Fire Proof Lacking In Conduits - Locations Noted in Requirement Description	No	D5039 - Local Area Networks	Building Code	1- Due within 1 Year of Inspection	Nov 2, 2016	1,443
Low Tension Service and Distribution - Panelboard Unused Opening - Panel Locations Noted in Requirement Description	No	D5012 - Low Tension Service and Dist.	Building Code	1- Due within 1 Year of Inspection	Nov 2, 2016	225
Motor Control Center - MCC-1 - Mech Room G17 - Ground Floor Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	27,922
Motor Control Center - MCC-2 - Mech Room B17 - Basement Floor Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	20,949
Motor Control Center - MCC-3 - Mech Room P220 - Parking Level 2 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	17,602
Motor Control Center - MCC-4 - Mech Room P222 -Parking Level 2 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	28,900
PAINT MISC INTERIOR AREAS	No	C3012 - Wall Finishes to Interior Walls	Reliability	3- Due within 5 Years of Inspection	Jun 15, 2021	49,421
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Lifecycle	1- Due within 1 Year of Inspection	Nov 2, 2015	200,000
Parking Lot - Traffic Control - Painted Pavement Markings Renewal	Yes	G2025 - Markings and Signage	Lifecycle	1- Due within 1 Year of Inspection	Nov 2, 2015	6,976
Pedestrian Pavement - Concrete	Yes	G2031 - Paving	Lifecycle	3- Due	Jul 9, 2025	20,454



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Renewal		and Surfacing		within 5 Years of Inspection		
Piped Distribution System w/Pump Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	2,777,755
Public Address System Renewal	Yes	D5031 - Public Address and Music Systems	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	178,588
Replace Flooring and Wall Protection in Rm 110, Hallways 100W and 103EV	No	C3020 - Floor Finishes	Lifecycle	2- Due within 2 Years of Inspection	Apr 13, 2020	154,539
Restroom Accessories - Average Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2018	354,013
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2022	1,989,349
Roadway - Traffic Barriers - Pipe Bollards Renewal	Yes	G2014 - Guardrails and Barriers	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2018	7,706
Roadway - Traffic Control - Painted Pavement Markings Renewal	Yes	G2015 - Painted Lines	Lifecycle	1- Due within 1 Year of Inspection	Nov 2, 2015	1,554
Roadway Flexible Pavement - Intermediate Course Renewal	Yes	G2011 - Bases and Sub-Bases	Lifecycle	3- Due within 5 Years of Inspection	Jul 9, 2025	11,223
Roadway Flexible Pavement - Surface Course Renewal	Yes	G2012 - Paving and Surfacing	Lifecycle	3- Due within 5 Years of Inspection	Jul 9, 2025	15,720
Roadway Rigid Pavement (Concrete) - Surface Course	Yes	G2012 - Paving and Surfacing	Lifecycle	3- Due within 5	Nov 2, 2018	246,715



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Renewal				Years of Inspection		
Rubber Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	5,078
Rubber Treads - Stairs Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	3,878
Security System - CCTV Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2018	13,911
Security System - Card Access System Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2018	30,986
Site Development - Fencing - Chain Link Renewal	Yes	G2041 - Fences and Gates	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	31,440
Site Furnishings - Concrete Park Bench Renewal	Yes	G2045 - Site Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Jul 9, 2025	27,801
Skylights - Monumental Renewal	Yes	B3021 - Glazed Roof Openings	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	261,456
Snow Melt System Renewal	Yes	D5094 - Other Special Systems and Devices	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	43,174
Sprinklers Renewal	Yes	D4010 - Sprinklers	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	1,177,500
Steam Piping and Condensate Return Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of	Nov 2, 2023	958,627



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Telephone System Renewal	Yes	D5033 - Telephone Systems	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	475,781
Unit Substation 13-AS-F (Electric Service 3 of 3) - 300 kVA - 5kV - Emergency Feeder #13 Renewal	Yes	D5011 - High Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	493,027
Unit Substation 21-AS-B (Electric Service 2 of 3) - 1000 kVA - 5kV Renewal	Yes	D5011 - High Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	804,642
Unit Substation 23-AS-B (Electric Service 1 of 3) - 2500 kVA - 5kV Renewal	Yes	D5011 - High Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	633,254
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Lifecycle	2- Due within 2 Years of Inspection	Nov 2, 2017	195,356
WATER INFILTRATION IN SWITCHGEAR ROOM	No	A2022 - Moisture Protection	Reliability	2- Due within 2 Years of Inspection	Jul 5, 2018	185,330
Water Coolers - Wall-Mounted Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2020	49,759
Water Dist. Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Nov 2, 2023	1,876,562
Total						37,262,376



Asset Detail Report

By Asset Name

Region: Pullman - WSU Main Campus **Asset:** OWEN SCIENCE & ENGINEERING LIBRARY
Campus: Pullman Campus - Assessed Buildings **Asset Number:** 0810

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

Statistics

FCI Cost:	17,000,349	FCI:	0.74
RI Cost:	19,916,972	RI:	0.86
Total Requirements Cost:	19,916,974		
Current Replacement Value:	23,095,790	Date of most Recent Assessment:	Oct 14, 2014

Type	Building	Construction Type	IBC - Type II A
Area	123,231 SF	Historical Category	None
Use	LIBRARIES	City	PULLMAN
Floors	7	State/Province/Region	UNITED STATES OF AMERICA
Address 1	1255 COLLEGE AVE	Zip/Postal Code	99164
Address 2	-	Architect	-
Year Constructed	1976	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	Client Owned		

Photo



OWEN SCIENCE & ENGINEERING LIBRARY

Asset Description

General Description:

The Owen Science and Engineering Library is located on the Washington State University Campus in Pullman, Washington. The building is situated on College Avenue. The structure is 123,231 square foot (GSF). The building is seven stories with a



Asset Detail Report *By Asset Name*

mechanical penthouse. The building is rectangular in shaped built on a sloping parcel of land with the main entrance on the first and the loading dock at grade level. The building is connected to Albelson Hall on the north by an elevated one level skybridge spanning College Avenue. According to WSU information, construction for the existing building was completed in 1976.

The building contains open study spaces, group meeting rooms, classrooms, stack and storage rooms and various offices and administrative work spaces. The mechanical equipment is located primarily in the mechanical penthouse and basement. 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.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System - Concealed Spline Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2019	1,326,813
ACT System - Standard Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2022	22,225
AHU-1 - Const Volume w/Distribution Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	346,092
AHU-2 - Const Volume w/Distribution Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	346,092
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	945,181
Branch Wiring - Obstructed Panel Access - Electrical Closet 15A	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	478
Branch Wiring Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	669,187
Building Wireless Upgrade	No	D50393 - LAN Network - Wireless	Technological Improvements	2- Due within 2 Years of	Oct 14, 2016	1,241,756



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
CMU Block Walls - Plain Renewal	Yes	C1010 - Partitions	Lifecycle	Inspection 3- Due within 5 Years of Inspection	Oct 14, 2026	15,512
Carpeting - Tile Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2020	259,328
Casework Cabinets Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2022	78,908
Ceramic Tile Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2025	51,060
Ceramic Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2023	19,508
Concrete - Sealed Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2018	3,705
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	51,888
Distribution Equipment - 1200A 480Y/277V & 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	411,657
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	20,336
Door Assembly - 3 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2021	14,101



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Door Assembly - 6 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	9,973
Door Assembly - 6 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	34,295
Emergency Feeder - Elevators Lacking Emergency Power	No	D5010 - Electrical Service and Distribution	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	59,018
Emergency Feeder Renewal	Yes	D5010 - Electrical Service and Distribution	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	121,768
Exhaust System - Restroom w/Roof Fan Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	13,815
Exit Signs - Lacking - Mechanical Penthouse 710	No	D5092 - Emergency Light and Power Systems	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	6,554
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	144,514
Exterior Stairs - Concrete Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	60,308
Fan Coil System - Heating/Cooling - 2 Pipe Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2025	67,079
Fire Alarm System - Strobe- Horns Lacking - Restrooms	No	D5037 - Fire Alarm Systems	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	23,992
Fire Alarm System Renewal	Yes	D5037 - Fire	Lifecycle	3- Due	Oct 14,	917,036



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Alarm Systems		within 5 Years of Inspection	2017	
Fire Protection - Building Not Sprinklered	No	D40 - Fire Protection	Building Code	4- Not Time Based		612,193
Fittings - Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2020	5,538
Four Pipe Distribution System w/Pumps Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	3,162,719
GWB 2HR Rated Walls Renewal	Yes	C1010 - Partitions	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	14,303
GWB Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2023	11,970
GWB Walls - Standard (Non-Painted) Renewal	Yes	C1010 - Partitions	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	19,121
HVAC Distribution System - Ductwork Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	664,392
Kitchen Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	9,944
LAN System Renewal	Yes	D5039 - Local Area Networks	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	336,064
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2023	17,996



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lighting - Interior Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2023	917,101
Main Emergency Electrical Service - 100A 480Y/277V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	30,630
Main Emergency Electrical Service - 40A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	6,610
Main Normal Electrical Service - 1200A 480Y/277V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	121,618
Main Normal Electrical Service - 350A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	23,150
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2020	12,000
Perimeter Heat System - Hydronic Fin Tube Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	1,234,794
Plastic Panel System Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2022	46,400
Pneumatic Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	884,764
Public Address System Renewal	Yes	D5031 - Public Address and Music Systems	Technological Improvements	3- Due within 5 Years of Inspection	Oct 14, 2018	324,564
REMOVE ABANDONED COILS &	No	D3031 - Chilled	Abandoned	3- Due	Sep 8, 2020	126,024



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
PUMP		Water Systems		within 5 Years of Inspection		
Restroom Accessories Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2023	15,060
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	179,240
Roof Drainage - Gravity Renewal	Yes	D2040 - Rain Water Drainage	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	298,211
Rubber Flooring Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2020	20,650
Sanitary Waste - Gravity Disch Renewal	Yes	D2030 - Sanitary Waste	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	397,207
Security System Renewal	Yes	D5038 - Security and Detection Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	257,713
Stair Handrails - Non-Compliant	No	C20 - Stairs	Building Code	4- Not Time Based		26,326
Steam Piping and Condensate Return Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	280,559
Swinging Doors - 3 x 7 HM - Rated Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	72,325
Swinging Doors - Pair - 6 x 7 Wd Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	272,521



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Swinging Glass Doors Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	6,643
Telephone System Renewal	Yes	D5033 - Telephone Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2019	544,706
Terrazzo - Cast-in-Place Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	288,444
Unit Heaters - Hot Water Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	4,103
VCT Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2019	284,541
Water Coolers - Wall-Mount Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	40,372
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	559,233
Water Heater - Steam Instantaneous Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	69,904
Wet Standpipe System Renewal	Yes	D40 - Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	303,610
Window Seal and Caulking Required	No	B2020 - Exterior Windows	Reliability	2- Due within 2 Years of Inspection	Oct 14, 2016	7,043
Windows/Storefront Partitions	Yes	C1010 - Partitions	Lifecycle	3- Due	Oct 14,	124,489



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Renewal				within 5 Years of Inspection	2024	
Total						19,916,974



Asset Detail Report

By Asset Name

Region: Pullman - WSU Main Campus **Asset:** COLLEGE HALL
Campus: Pullman Campus - Assessed Buildings **Asset Number:** 0004

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

Statistics

FCI Cost:	6,381,275	FCI:	0.51
RI Cost:	7,642,627	RI:	0.60
Total Requirements Cost:	7,642,627		
Current Replacement Value:	12,635,872	Date of most Recent Assessment:	Oct 20, 2014

Type	Building	Construction Type	
Area	52,409 SF	Historical Category	
Use	ACADEMIC INSTRUCTION	City	PULLMAN
Floors	4	State/Province/Region	UNITED STATES OF AMERICA
Address 1	1345 TERRELL MALL	Zip/Postal Code	99164
Address 2	-	Architect	-
Year Constructed	1909	Commission Date	-
Year Renovated	1983	Decommission Date	-
Ownership	Client Owned		

Photo



College Hall

Asset Description

General Description:

College Hall, also known as building 4, is located on the Washington State University campus in Pullman, WA at 1345 Terrell Mall (aligns with Wilson Street to the east), immediately east of Library Road.



Asset Detail Report

By Asset Name

The structure is a 52,409 GSF, four-story building with a penthouse, and according to Washington State University information the building was constructed in 1909, and remodeled c.1980.

The building contains office and classroom spaces used by the Department of Anthropology, including an anthropology museum. The site slopes from northeast to southwest, allowing for walk-out entries at the Ground Floor.

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 anthropology museum 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 III-A, Noncombustible protected.

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	490,506
Add Insulation	No	C3030 - Ceiling Finishes	Reliability	3- Due within 5 Years of Inspection	Sep 1, 2017	123,553
Branch Wiring - GFCI Receptacle Not Installed - Restrooms	No	D5021 - Branch Wiring Devices	Building Code	1- Due within 1 Year of Inspection	Oct 20, 2015	887
Branch Wiring Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	284,599
Brick Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2024	35,700
Brick Tile Treads - Stairs Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2024	5,599
Building Wireless Upgrade	No	D50393 - LAN Network -	Technological Improvements	1- Due within 1	Aug 18, 2017	80,309



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Wireless		Year of Inspection		
CMU Walls - Glazed 2 Sides Renewal	Yes	C1010 - Partitions	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	78,237
Carpeting - Broadloom - Medium Range Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2020	3,457
Central AHU - VAV System w/Distribution Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	346,566
Ceramic Tile Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2020	8,441
Ceramic Tile Renewal	Yes	C3010 - Wall Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2020	11,438
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	24,795
DDC/Pneumatic System - Hybrid Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	193,037
Distribution Equipment, Panelboards, and Feeders - 800A 480Y/277V & 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	336,640
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	15,252
Door Assembly - 3 x 7 Wood Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of	Oct 20, 2019	8,356



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Door Assembly - 6 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	20,664
Emergency Electrical Service - 200A 208Y/120V + Distribution Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	20,994
Emergency Shower Units Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	6,042
Exhaust System - Fume Hoods w/ Ductwork/Fan Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	88,217
Exhaust System - General Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	67,546
Exhaust System - Restroom w/ Fan Renewal	Yes	D3040 - Distribution Systems	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	9,361
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	40,858
Fire Alarm System Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	196,738
Fire Extinguisher Cabinets Renewal	Yes	D40 - Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	2,328
Fixed Casework - Average Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	70,571



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Fixed Seating - Average Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	12,889
Fixed Seating Renewal - Rooms 125 and 220	No	E - Equipment and Furnishings	Lifecycle	4- Not Time Based		157,198
Folding Partitions - Economy Renewal	Yes	C1010 - Partitions	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	3,201
Freezer/Refrigerator Renewal	Yes	D3090 - Other HVAC Systems and Equipment	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	41,192
GWB Taped and Finished - Newer Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2024	15,428
GWB Taped and Finished - Older - Suite 12 Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	15,960
HVAC Air Compressor - Quincy Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	21,778
Kitchenette - Cabinet, Counter and Sink Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	12,435
LAN System Renewal	Yes	D5039 - Local Area Networks	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	349,902
Lab Air Compressor Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	8,871
Laboratory Equipment - College Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of	Oct 20, 2019	789,750



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Laboratory Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	29,111
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2018	4,975
Lighting - Interior Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2018	390,035
Main Electrical Service - 800A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2020	68,006
Metal Wall Louvers Renewal	Yes	B2013 - Exterior Louvers, Screens, and Fencing	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	19,935
Natural Gas Distribution for Lab Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2023	51,037
Natural Gas Service to Bldg Renewal	Yes	D3012 - Gas Supply System	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2023	2,331
Nosings - Tiered Classrooms Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	2- Due within 2 Years of Inspection	Oct 20, 2016	10,808
Overhead Rolling Doors - Manual Operation Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	1,838
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	63,012



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Painted Plaster Renewal	Yes	C3030 - Ceiling Finishes	Interior Finishes	2- Due within 2 Years of Inspection	Oct 20, 2016	14,432
Penthouse Exterior - Paint Deteriorated	No	B10 - Superstructure	Reliability	2- Due within 2 Years of Inspection	Oct 20, 2016	2,203
Piped Distribution System w/Pump Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	269,435
REPLACE MIXING BOXES	No	D3040 - Distribution Systems	Lifecycle	2- Due within 2 Years of Inspection	Sep 3, 2017	555,989
Restore Masonry	No	B2010 - Exterior Walls	Reliability	3- Due within 5 Years of Inspection	Aug 27, 2020	94,518
Restroom Accessories - Average Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2023	58,110
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	64,297
Return Air Ductwork and Fan Renewal	Yes	D3040 - Distribution Systems	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	95,557
Rubber Treads - Stairs Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2019	12,004
SF-1 REPLACEMENT	No	D3040 - Distribution Systems	Reliability	1- Due within 1 Year of Inspection	Sep 3, 2016	315,060
Steam Piping and Condensate	Yes	D3040 -	Lifecycle	3- Due	Oct 20,	119,319



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Return Renewal		Distribution Systems		within 5 Years of Inspection	2017	
Swinging Doors - 3 x 7 HM - 20-Min Rated Renewal	Yes	C1020 - Interior Doors	Lifecycle	2- Due within 2 Years of Inspection	Oct 20, 2016	31,474
Telephone System Renewal	Yes	D5033 - Telephone Systems	Technological Improvements	3- Due within 5 Years of Inspection	Oct 20, 2020	231,658
Thru-Wall AC Unit - Cooling w/Electric Heat Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2018	5,339
Toilet Partitions - Average Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2023	126,870
Traction Geared Passenger Elevator Renewal	Yes	D1010 - Elevators and Lifts	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2021	252,288
VAT Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2019	1,400
VCT - Average - Vinyl Base Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2020	108,108
VCT - Average - Wood Base Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2020	19,546
Vacuum Pump Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	3,871
Water Coolers - Wall-Mounted Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	2- Due within 2	Oct 20, 2016	20,186



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2017	237,837
Water Heater - Steam Instantaneous Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2021	40,326
Wet Standpipe System - Light Hazard Renewal	Yes	D40 - Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2021	33,657
Wood Flooring - Parquet Tile Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 20, 2020	49,036
Wood Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	3- Due within 5 Years of Inspection	Oct 20, 2019	239,724
Total						7,642,627



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

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



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 Handling unit - AHU- 2 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2019	245,425
Air Handling unit - AHU-1 Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2019	164,584
Air Handling 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



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



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
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



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Exhaust System - Fans - General Building Renewal	Yes	D3040 - Distribution Systems	Lifecycle	Inspection 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



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



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



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Metal Paneled Walls - Economy Renewal	Yes	B2010 - Exterior Walls	Lifecycle	Inspection 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 Greenhouse	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



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



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 - Deionized 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



Asset Detail Report *By Asset Name*

Region: Pullman - WSU Main Campus

Asset: WEBSTER PHYSICAL SCIENCES BUILDING

Campus: Pullman Campus - Assessed Buildings **Asset Number:** 0801

Assets are ordered by Asset Name

Currency: USD

Statistics

FCI Cost:	37,377,833	FCI:	0.79
RI Cost:	40,407,678	RI:	0.86
Total Requirements Cost:	40,407,678		
Current Replacement Value:	47,167,057	Date of most Recent Assessment:	Oct 14, 2014

Type	Building	Construction Type	IBC - Type II A
Area	168,989 SF	Historical Category	None
Use	ACADEMIC INSTRUCTION	City	PULLMAN
Floors	14	State/Province/Region	UNITED STATES OF AMERICA
Address 1	1405 COLLEGE AVE	Zip/Postal Code	99164
Address 2	-	Architect	-
Year Constructed	1974	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	Client Owned		

Photo



WEBSTER PHYSICAL SCIENCES BUILDING

Asset Description

General Description:

Webster Hall is located on the Washington State University Campus in Pullman, Washington. The building is situated on College Avenue. The structure is 168,989 square foot (GSF), fourteen stories with a basement and a mechanical penthouse. The



Asset Detail Report *By Asset Name*

building is irregular in shape with the lower two floors occupied primarily by large lecture halls having a larger footprint than the upper floors. Webster Hall is built on a sloping parcel of land with entrances on the ground level and basement and the roof of the lecture hall at grade level used as a landscaped plaza. According to WSU information, construction for the existing building was completed in 1974.

The building contains laboratories, classroom and offices with mechanical equipment located primarily in the two story penthouse. 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.

Requirements

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
ACT System - Concealed Spline Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2019	253,825
ACT System - Standard Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2022	1,389,063
AHU-1 - Const Volume w/Distribution Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	415,310
AHU-2 - Const Volume w/Distribution Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	415,310
AHU-3 - Const Volume w/Distribution Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	138,437
AHU-4 - Const Volume w/Distribution Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	138,437
AHU-5 - Const Volume w/Distribution Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	138,437
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	1- Due within 1	Jan 1, 2020	3,181,200



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Automatic Openers Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2019	64,525
Branch Wiring - Non-GFCI Receptacles	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	6,179
Branch Wiring - Obstructed Panel Access - Room 170	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	478
Branch Wiring Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	917,669
Building Wireless Upgrade	No	D50393 - LAN Network - Wireless	Technological Improvements	2- Due within 2 Years of Inspection	Aug 29, 2018	301,160
CMU Block Walls - Plain Renewal	Yes	C1010 - Partitions	Lifecycle	1- Due within 1 Year of Inspection	Jan 1, 2020	69,806
Carpeting Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	185,234
Casework Cabinets Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2022	154,440
Ceramic Tile Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2023	63,436
Ceramic Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of	Oct 14, 2023	37,897



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Concrete - Painted Renewal	Yes	C3020 - Floor Finishes	Lifecycle	Inspection 1- Due within 1 Year of Inspection	Jan 1, 2020	18,524
Conduct Water Quality Testing	No	D2020 - Domestic Water Distribution	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	10,341
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	103,776
DX Condensing Unit - Carrier Renewal	Yes	D3030 - Cooling Generating Systems	Mission	3- Due within 5 Years of Inspection	Oct 14, 2017	9,664
Distribution Equipment - 480Y/277V & 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	876,566
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2021	5,084
Door Assembly - 3 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Jan 1, 2020	7,051
Door Assembly - 6 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2021	68,590
Door Assembly - Large HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	22,953
EXTEND FREIGHT ELEVATOR TO PENTHOUSE OR INSTALL ROOF ACCESS DOOR	No	D1010 - Elevators and Lifts	Life Safety	4- Not Time Based		378,072
Emergency Eyewash and Shower	Yes	D2010 - Plumbing	Lifecycle	3- Due	Oct 14,	25,059



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Units Renewal		Fixtures		within 5 Years of Inspection	2025	
Emergency Generator Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	83,118
Exhaust System - Fume Hoods Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	2,282,427
Exhaust System - General Building Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	168,350
Exit Signs - Lacking - Basement Floor	No	D5092 - Emergency Light and Power Systems	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	5,184
Exit Signs - Lacking - Room 12	No	D5092 - Emergency Light and Power Systems	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	5,023
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	1- Due within 1 Year of Inspection	Oct 14, 2015	198,175
Feeder Renewal	Yes	D5010 - Electrical Service and Distribution	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	780,577
Fire Alarm System - Smoke Detectors Lacking	No	D5037 - Fire Alarm Systems	Life Safety	4- Not Time Based		569,820
Fire Extinguishers - Dry Chem w/Cabinet Renewal	Yes	D40 - Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2025	5,602
Fittings - Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2020	30,375



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By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Four Pipe Distribution System w/Pumps Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	3,523,097
GWB 2HR Rated Walls Renewal	Yes	C1010 - Partitions	Lifecycle	1- Due within 1 Year of Inspection	Jan 1, 2020	171,641
HVAC Distribution System - Ductwork Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	911,094
INSTALL ACCESS DR/EXTEND ELEV	No	B2030 - Exterior Doors	Life Safety	2- Due within 2 Years of Inspection	Jun 16, 2018	370,659
INSTALL HVAC HEAT EXCHANGER	No	D3031 - Chilled Water Systems	Energy	2- Due within 2 Years of Inspection	Jul 5, 2018	617,765
Investigate Window Seal	No	B2020 - Exterior Windows	Reliability	2- Due within 2 Years of Inspection	Oct 14, 2016	11,909
LAN System Renewal	Yes	D50392 - LAN Network - Wired	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	936,038
Lab Acid Waste System - Glass Pipe Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	961,888
Laboratory Casework Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	2,369,250
Laboratory Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	928,928
Life Safety Emergency Power	No	D5092 -	Reliability	4- Not Time		449,413



Asset Detail Report *By Asset Name*

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Lacking		Emergency Light and Power Systems		Based		
Lighting - Exterior Renewal	Yes	D5020 - Lighting and Branch Wiring	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2025	12,854
Lighting - Interior Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2025	1,257,638
Lighting - Rooftop Renewal	Yes	D5020 - Lighting and Branch Wiring	Lifecycle	2- Due within 2 Years of Inspection	Oct 14, 2016	5,784
Lighting Control System - General Electric Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2021	118,036
Lighting Control System - Luxtrol Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	4,567
MASONRY RESTORATION PHASE II	No	B2010 - Exterior Walls	Reliability	3- Due within 5 Years of Inspection	Jun 14, 2021	617,765
Main Normal Electrical Service - 3000A 480Y/277V - Room 1300 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	428,717
Main Normal Electrical Service - 3000A 480Y/277V - Room B18B Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	428,717
Main Normal Electrical Service - 4000A 208Y/120V - Room 1300 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	428,601
Main Normal Electrical Service - 4000A 208Y/120V - Room B18B	Yes	D5012 - Low Tension Service	Lifecycle	3- Due within 5	Oct 14, 2017	428,601



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Renewal		and Dist.		Years of Inspection		
Multi-Story - Concrete Renewal	Yes	B10 - Superstructure	Lifecycle	1- Due within 1 Year of Inspection	Jan 1, 2020	365,228
Natural Gas Distribution for Lab Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	486,898
Painted Finish - Average (1 Coat Prime - 2 Coats Finish) Renewal	Yes	C3010 - Wall Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2020	105,600
Perimeter Heat System - Hydronic Fin Tube Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	740,876
Pneumatic Controls Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	1,213,294
Potable Water Tanks - Steel Renewal	Yes	D2023 - Domestic Water Supply Equipment	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	64,413
Pressure Booster Pump - Duplex Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	159,781
REMOVE ABANDONED CHILLER/PENT	No	D3030 - Cooling Generating Systems	Abandoned	3- Due within 5 Years of Inspection	Sep 8, 2020	100,819
Restroom Accessories Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2023	25,952
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of	Oct 14, 2017	506,843



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By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Roof Drainage - Gravity Renewal	Yes	D2040 - Rain Water Drainage	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2024	408,943
Sanitary Waste - Gravity Disch Renewal	Yes	D2030 - Sanitary Waste	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2024	544,697
Shop Air Compressors Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	60,996
Steam Piping and Condensate Return Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	384,736
Steel Crane Renewal	Yes	E10 - Equipment	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	78,901
Swinging Doors - 3 x 7 HM - Rated Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	249,063
Swinging Doors - 3 x 7 Wd - Rated Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	666,425
Swinging Doors - 6 x 7 HM - Rated Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	64,734
Swinging Doors - Pair - Wd - Rated Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2026	1,163,182
Telephone System Renewal	Yes	D5033 - Telephone Systems	Lifecycle	3- Due within 5 Years of Inspection	Jun 22, 2025	746,965



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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Terrazzo - Cast-in-Place Renewal	Yes	C3020 - Floor Finishes	Lifecycle	1- Due within 1 Year of Inspection	Jan 1, 2020	164,825
VCT Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2019	467,156
Water Coolers Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	70,650
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	766,887
Water Heater - Steam Instantaneous Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	279,615
Wet Sprinkler System - Ordinary Hazard w/Pump Renewal	Yes	D40 - Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	1,928,304
Windows/Storefront Partitions Renewal	Yes	C1010 - Partitions	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2024	51,870
Wireless Radio System Renewal	Yes	D5033 - Telephone Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	31,889
Total						40,407,678



Asset Detail Report *By Asset Name*

Region: Pullman - WSU Main Campus **Asset:** COMMONS
Campus: Pullman Campus - Assessed Buildings **Asset Number:** 0005

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

Statistics

FCI Cost:	3,152,891	FCI:	0.57
RI Cost:	3,833,787	RI:	0.69
Total Requirements Cost:	3,833,793		
Current Replacement Value:	5,541,330	Date of most Recent Assessment:	Sep 8, 2014

Type	Building	Construction Type	
Area	35,351 SF	Historical Category	None
Use	GEN ADMIN/LOGISTICAL	City	PULLMAN
Floors	4	State/Province/Region	UNITED STATES OF AMERICA
Address 1	225 IDAHO ST	Zip/Postal Code	99164
Address 2	-	Architect	-
Year Constructed	1924	Commission Date	-
Year Renovated	2004	Decommission Date	-
Ownership	Client Owned		

Photo



COMMONS

Asset Description

Architectural:

Commons building is located on the Main Campus of Washington State University. This 35,351 SF 4 floor, including basement, was built in approximately 1924 and was renovated in approximately 2004. The building structural frame is wood, and the



Asset Detail Report

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primary exterior material is brick. Windows are wood 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
ACT System - Concealed Spline Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	1- Due within 1 Year of Inspection	Sep 8, 2014	175,903
ACT System - Standard Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	15,558
Branch Wiring - Equipment & Devices - 1970 Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	86,813
Brick Cavity Walls - CMU Backup Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	61,168
Building Wireless Upgrade	No	D50393 - LAN Network - Wireless	Technological Improvements	3- Due within 5 Years of Inspection	Aug 18, 2021	84,325
Carpeting - Broadloom - Medium Range Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	30,038
Carpeting - Tile Renewal	Yes	C3020 - Floor Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	29,638
Ceramic Tile Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	1- Due within 1	Sep 8, 2014	7,792



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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Ceramic Tile Renewal	Yes	C3010 - Wall Finishes	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	5,639
Custodial/Utility Sinks - Floor Mounted Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	18,596
DDC/Pneumatic System - Siemens Apogee - 1990 Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	107,818
DX Condensing Unit - 2004 Renewal	Yes	D3030 - Cooling Generating Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2021	4,039
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	10,168
Door Assembly - 6 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	9,973
Door Assembly - 6 x 7 Wood Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	15,468
Elevator Controls - Motor Controller Renewal	Yes	D1010 - Elevators and Lifts	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2016	16,904
Exhaust System - Fans - General Building Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2019	58,696
Exit Signs - Fluorescent Renewal	Yes	D5092 - Emergency Light and Power	Lifecycle	3- Due within 5 Years of	Sep 8, 2020	12,533



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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Fire Alarm System Renewal	Yes	Systems D5037 - Fire Alarm Systems	Lifecycle	Inspection 3- Due within 5 Years of Inspection	Sep 8, 2020	260,522
Fire Protection - Wet Sprinkler Coverage Lacking	No	D4010 - Sprinklers	Building Code	4- Not Time Based		149,270
Fittings - Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	15,885
Foundation Wall and Footings 12-Ft - Full Basement Renewal	Yes	A - Substructure	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	10,233
Gutters and Downspouts - Aluminum Renewal	Yes	B3016 - Gutters and Downspouts	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	4,371
Heat Exchanger - Steam/HW - Shell and Tube - Building Hot Water Renewal	Yes	D3040 - Distribution Systems	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2016	111,490
Kitchenette - Cabinet, Counter and Sink Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	4,324
Lab Sink Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2021	8,113
Lighting - Exterior - CFL Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2021	4,561
Lighting - Interior - CFL Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2020	27,164
Lighting Fixtures - Interior - T-8 Fluorescent Renewal	Yes	D5022 - Lighting Equipment	Lifecycle	3- Due within 5	Sep 8, 2025	139,512



Asset Detail Report

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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Multi-Story - Wood Renewal	Yes	B10 - Superstructure	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	35,284
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	94,518
Painted Plaster Renewal	Yes	C3030 - Ceiling Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	96,233
Perimeter Heat System - Steam CI Radiators Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	195,436
Plaster Walls - 3 Coats Renewal	Yes	C1010 - Partitions	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2019	259,284
Quarry Tile Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	26,556
Replace Roof Beams	No	B1020 - Roof Construction	Reliability	3- Due within 5 Years of Inspection	Aug 28, 2020	60,940
Restroom Fixtures - 1985 Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2019	72,104
Roof Drainage System Renewal	Yes	D2040 - Rain Water Drainage	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2016	78,931
Sanitary Waste System Renewal	Yes	D2030 - Sanitary Waste	Lifecycle	2- Due within 2 Years of	Sep 8, 2016	258,434



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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Stairs - Average Renewal	Yes	C20 - Stairs	Lifecycle	Inspection 3- Due within 5 Years of Inspection	Sep 8, 2024	29,196
Steam Piping and Condensate Return Renewal	Yes	D3040 - Distribution Systems	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2016	55,943
Stone Veneer Walls - Economy Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	38,586
Structural Slab on Grade - Non-Industrial Renewal	Yes	A - Substructure	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2024	4,794
Stucco On Stud Walls Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	336
Swinging Doors - 3 x 7 HM - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	87,429
Swinging Doors - 3 x 7 Wd - NR (1924) Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	134,950
Swinging Doors - Pair - 6 x 7 HM - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	28,097
Swinging Doors - Pair - 6 x 7 Wd - NR (1924) Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	4,319
Telephone Distribution System Renewal	Yes	D5033 - Telephone Systems	Lifecycle	3- Due within 5 Years of Inspection	Jun 22, 2025	33,230



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Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Traction Geared Passenger Elev - Low-Rise Renewal	Yes	D1010 - Elevators and Lifts	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2016	260,435
Unit Heaters - Steam Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	5,596
VCT - Average Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	26,331
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	1- Due within 1 Year of Inspection	Sep 8, 2014	1,308
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2016	198,198
Water Heater - Elec - Residential - 52 Gal Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 8, 2017	4,980
Wet Standpipe System Renewal	Yes	D40 - Fire Protection	Lifecycle	2- Due within 2 Years of Inspection	Sep 8, 2016	77,152
Window AC Units (Each) Renewal	Yes	D3050 - Terminal and Package Units	Mission	3- Due within 5 Years of Inspection	Sep 8, 2019	10,578
Wood Flooring - Average Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Sep 8, 2017	168,101
Total						3,833,793