2020 PROJECT PROPOSAL CHECKLIST

2021-23 Biennium Four-year Higher Education Scoring Process

AINSTITUTION	CAMPUS LOCATION
365 - Washington State University	Pullman, WA
PROJECT TITLE	**FPMT UNIQUE FACILITY ID # (OR NA)**
Clark Hall Research Lab Renovation	A04270
PROJECT CATEGORY	**PROJECT SUBCATEGORY**
Renovation	Standalone
PROPOSAL IS	
New or Updated Proposal (for scoring)	Resubmitted Proposal (retain prior score)
☒ New proposal ☐ Resubmittal to be scored (more than 2 biennia old or significantly changed)	☐ Resubmittal from 2017-19 biennium ☐ Resubmittal from 2019-21 biennium
CONTACT	**PHONE NUMBER**
Kate Kamerrer	509-335-9314

PROPOSAL CONTENT

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

INSTITUTIONAL PRIORITY

- ☒ Institutional Priority Form. Sent separately (not in this packet) to: Darrell Jennings.

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 70.235.070 and vehicle emissions reduction policy in place per RCW 47.01.440 or RCW 43.160.020 as applicable.
- ☐ Design proposals: A complete predesign study was submitted to OFM by July 1, 2020.
- ☐ 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.

2020 PROJECT PROPOSAL CHECKLIST

2021-23 Biennium Four-year Higher Education Scoring Process

REQUIRED APPENDICES

- ☒ Capital Project Report CBS 002
- ☒ Project cost estimate:
  - CBS 003 for projects between $2 million and $5 million
  - Excel C-100 for projects greater than $5 million
- ☐ Degree Totals and Targets template to indicate the number of Bachelors, High Demand and Advanced degrees expected to be awarded in 2021. (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: Washington State University Facility Development Plan

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: Kate Kamerrer Title: Exec Director – Finance, Business & Building Services

Signature: Kate Kamerrer Date: 08/14/20

INSTITUTION	CAMPUS
Washington State University	Pullman, WA
PROJECT TITLE	
Clark Hall Research Lab Renovation	

SUMMARY NARRATIVE

- *Problem statement (short description of the project – the needs and the benefits)*
- *History of the project or facility*
- *University programs addressed or encompassed by the project*

Washington State University is requesting $4,900,000 in the 2021-23 capital budget for the renovation of research facilities in Clark Hall on the Pullman Campus.

Problem statement - Originally constructed in 1971, Clark Hall contains laboratories designed to support undergraduate instruction, research in agricultural chemicals, along with research in food and animal sciences. It was not designed to support modern teaching and research. Minor capital renovation and facilities upgrades have been employed to maintain their functionality, but those strategies have been exhausted. Many of the labs in this facility will be vacated with the recent completion of the Plant Science Building. This is a unique opportunity to update these labs to meet the needs of modern research. Once renovated, researchers can be relocated from facilities such as Johnson Hall and LJ Smith, both of which are scheduled for demolition as part of the Facility Development Plan. **(Appendix D)**.

History - A major component to the WSU Facility Development Plan **(Appendix D)** includes the vacation and demolition of inadequate spaces that are not feasible for renovation and to thoughtfully update spaces that can be modernized. In order for this development plan to serve the university, the current laboratory space within Clark Hall needs to be updated to meet the needs of modern research. As can be seen in Figure 1, imaging equipment not originally intended to be used in these labs has been retrofitted to work but not very efficiently. This renovation will allow for many programs in the College of Agricultural, Human, and Natural Resource Sciences (CAHNRS) to relocate to these improved labs from facilities on campus that are poor candidates for renovation.

Figure 1 – Clark Hall Imaging Lab

University Programs - The renovation of Clark Hall laboratories would allow for improved space for many departments within CAHNRS.

- WSU Crop and Soil Sciences Department
- WSU Horticulture Department
- WSU Plant Pathology Department
- WSU CAHNRS Reasearch Administrative and Advising Support Units
- WSU School of the Environment
- WSU Biological Systems Engineering

- WSU Apparel, Merchandising, Design and Textiles Department

The programs within CAHNRS that would be relocated to these modernized research facilities would be an integral component in the success of the state of Washington's agriculture industry and future economic development. Faculty are encouraged to broaden their programs by conducting more fundamental research as an investment in the future of Washington agricultural economics. Having better laboratories, core facilities for advanced equipment, and reliable facilities is an essential part of this effort.

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.

Clark Hall was originally constructed in 1971, 50 years ago, and has not had a substantial renovation since that time. Minor renovations have taken place to accommodate the ongoing research in the facility. No significant updates have been performed to the major components of the laboratories and they are desperately needed.

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.*

Clark Hall has a current Comparable Framework Study score of 5 (Needs Improvement – Marginal Functionality). As a result of this project, the Comparable Framework Study score for Clark Hall will improve dramatically. This proposed renovation project will improve laboratories and address deferred maintenance by upgrading laboratory equipment, replacing obsolete lab furnishings and renewing mechanical systems.

Building	Gross Sq Ft	Year Constructed	Year Renovated	FCI Score	Comparable Framework Score	DM Backlog
Clark Hall	104,207	1971	n/a	0.72	5	$21,285,629

In 2014-2015, WSU conducted facility condition assessments of multiple buildings through VFA, a well-known consulting firm that provides facility assessment services. VFA determines overall building condition by Facility Condition Index (FCI), a ratio of facility requirements to the replacement value, and provides real time FCI updates based on lifecycle requirements associated with critical building systems **(Appendix B).** 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.*

Clark Hall is not 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.

This laboratory renovation project will dramatically improve the facilities compliance to current life safety, ADA and energy codes. Clark Hall was constructed to meet the building and energy codes of 1971. Most systems within the building are consistent with those codes, but not the current codes enforced today.

Justification:
The list below contains some of the critical items in Clark Hall that will be fully or partially addressed in this renovation:

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 of construction. This renovation project 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 non-compliant doors and install appropriate ADA hardware.
- Section 308 – Existing laboratory furniture/casework are fixed and do not comply with ADA forward and side reach requirements. This project will provide new modular furniture/casework satisfying ADA reach requirements.

Washington Energy Code (WEC):

- Section C403.4.9 - Existing constant volume dual duct air handling systems are energy inefficient. WEC requires variable flow on heating and cooling water systems as well as air distribution.
- Section C403.4.5.4 - Existing controls for operation of room temperature and regulation of air flow are pneumatic or operated with manual dampers. WEC requires electronic controls that can vary with loading.

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 renovation project will use the Design Build method of delivery and is well within OFM standards for reasonableness of cost. The estimated Maximum Allowable Construction Cost (MACC) for this proposed renovation project is approximately 39% of the expected MACC for a research facility escalated to the construction mid-point.

Justification:
Reference the following for comparison of estimated project MACC against OFM standards.

OFM Chapter 5		Proposed Project Estimates	
Program Type	Labs	Anticipated Mid-Const. Date	12/15/2021
Cost Index at Mid-Const. Date	1.0661	Estimated MACC	$2,638,760
Expected MACC/GSF	$482	Estimated GSF	13,322

OFM Standard Comparison			
Metric	OFM Standard	Proposed Project	% Difference
MACC/GSF at Mid-Const. Date	$514	$198	39%

The Maximum Allowable Construction Cost (MACC) for this renovation project was determined by comparing cost data from two recently constructed lab facilities on campus, along with other lab facilities constructed on other universities in the region.

5. Availability of space/utilization on campus

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

A. *The utilization of classroom space*
Classroom improvements are not included in this program. Reference **Appendix A** for Availability of Space/Campus Utilization data for the Pullman campus.

B. *The utilization of class laboratory space*
This renovation will serve research laboratories, not teaching laboratories.

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.

This FEPG Standard does not include a guideline for research labs and service areas, as they are particular to the specific research taking place. The proposed space allocations for this project will improve current efficiencies and encourage sharing of space and resources to allow for more collaboration among researchers and the disciplines that overlap.

B. Identify the following on form CBS002:

Reference **Appendix C** for the program-related space allocation summary.

1. *Usable square feet (USF) in the proposed facility* **9,516 USF**
2. *Gross square feet (GSF)* **13,322 GSF**
3. *Building efficiency (USF divided GSF)* **71%**

7. Adequacy of space

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

Programs slated for occupying the new facility are currently housed in Johnson Hall which is considered inadequate for the needs of modern research and slated for demolition. The faculty, staff, and students working in this facility are unable to collaborate with each other due to the lay out of the facility, along with inadequate capacity and poor condition of electrical, water, Ethernet, and mechanical requirements to support modern laboratory equipment.

Modern, flexible lab space in Clark Hall will provide faculty, staff, and student researchers a place to innovate and collaborate together in a functional lab environment that meets current health and safety standards. The current layout of Clark Hall includes a central core of laboratories with offices and support areas along the perimeter. The central core can be reconfigured to increase efficiency and remove barriers, providing options to encourage multiple disciplines to collaborate and share resources.

TEMPLATES REQUIRED IN APPENDIX FOR SCORING

Availability of space/campus utilization Appendix A
Program-related space allocation Appendix C

OFM

365 - Washington State University
Capital Project Request

2021-23 Biennium

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Version: 10 2021-23 WSU Capital Budget Request

Report Number: CBS002
Date Run: 8/14/2020 10:02AM

Project Number: **40000274**
Project Title: **Clark Hall Research Lab Renovation**

Description

Starting Fiscal Year: 2022
Project Class: Preservation
Agency Priority: 10

Project Summary

Washington State University (WSU) requests $4,900,000 in the 2021-23 capital budget to renovate two floors of Clark Hall which will be vacated with the recent completion of the Plant Sciences Building. As such, the university will be afforded a unique opportunity to update these labs to meet the needs of modern research. Once complete, researchers will be moved into these newly renovated labs from aging facilities scheduled to be demolished as part of the Facility Development Plan.

Project Description

Identify the problem or opportunity addressed. Why is the request a priority? This narrative should identify unserved/underserved people or communities, operating budget savings, public safety improvements or other backup necessary to understand the need for the request. For preservation projects, it is helpful to include information about the current condition of the facility or system.

Originally constructed in 1971, Clark Hall contains laboratories designed to support undergraduate instruction, research in agricultural chemicals, along with research in food and animal sciences. It was not designed to support modern research. Clark Hall has a Comparable Framework Study score of 5 (Needs Improvement – Marginal Functionality). Minor capital renovation and facilities upgrades have been employed to maintain functionality, but those strategies have been exhausted. With the recent completion of the Plant Science Building and programs moving out of Clark Hall, the opportunity to update research space is considered a high priority for the university as it will reduce the deferred maintenance backlog while providing a safe and reliable environment for research to take place. Once renovated, researchers can be relocated from facilities such as Johnson Hall and LJ Smith, both of which are scheduled for demolition as part of the Facility Development Plan.

What will the request produce or construct (i.e., predesign or design of a building, construction of additional space, etc.)? When will the project start and be completed? Identify whether the project can be phased, and if so, which phase is included in the request. Please provide detailed cost backup.

A major component to the WSU Facility Development Plan includes the vacation and demolition of inadequate spaces that are not feasible for renovation and to thoughtfully update spaces that can be modernized. In order for this development plan to serve the university, the current laboratory space within Clark Hall must be updated to meet the needs of modern research. The design and construction of this project would be completed in the 21-23 biennia. This standalone renovation will allow for many programs in the College of Agricultural, Human, and Natural Resource Sciences (CAHNRS) to relocate to these improved labs from facilities on campus that are poor candidates for renovation. Reference the C100 for detailed cost estimate.

How would the request address the problem or opportunity identified in question 1? What would be the result of not taking action?

The recent completion of the Plant Biosciences building presents an opportunity by vacating two floors of Clark Hall. Modernizing facilities in Clark Hall will benefit the research programs which will in turn enhance the state's agriculture industry and impact the future economic development, as well as reduce the deferred maintenance backlog of the university. Not taking action would increase the deferred maintenance backlog and require researchers to move into 1970-era space, which does not meet current codes and safety guidelines.

What alternatives were explored? Why was the recommended alternative chosen? Be prepared to provide detailed cost backup. If this project has an associated predesign, please summarize the alternatives the predesign considered.

The university's Facility Development Plan includes a number of relocations to allow for building renovations and demolitions to meet our goals to reduce the deferred maintenance backlog and to improve program space. This project fits in well with the overall goal as it will renovate recently vacated space and vacate space designated for demolition. Clark Hall has the potential to provide efficient research space and consolidate programs that are not conveniently located.

Which clientele would be impacted by the budget request? Where and how many units would be added, people or communities served, etc.

The renovation of Clark Hall laboratories would allow for improved space for many departments within CAHNRS.

- WSU Crop and Soil Sciences Department
- WSU Horticulture Department
- WSU Plant Pathology Department
- WSU CAHNRS Research Administrative and Advising Support Units
- WSU School of the Environment

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365 - Washington State University
Capital Project Request

2021-23 Biennium

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Version: 10 2021-23 WSU Capital Budget Request

Report Number: CBS002
Date Run: 8/14/2020 10:02AM

Project Number: **40000274**
Project Title: **Clark Hall Research Lab Renovation**

Description

• WSU Biological Systems Engineering
• WSU Apparel, Merchandising, Design and Textiles Department
The programs within CAHNRS that would be relocated to these modernized research facilities would be an integral component in the success of the state of Washington's agriculture industry and future economic development. Faculty are encouraged to broaden their programs by conducting more fundamental research as an investment in the future of Washington agricultural economics. Having better laboratories, core facilities for advanced equipment, and reliable facilities is an essential part of this effort.

Does this project or program leverage non-state funding? If yes, how much by source? If the other funding source requires cost share, also include the minimum state (or other) share of project cost allowable and the supporting citation or documentation.

While efforts are being made to leverage other funds, non-state funds have not been identified.

Describe how this project supports the agency's strategic master plan or would improve agency performance. Reference feasibility studies, master plans, space programming and other analyses as appropriate.

WSU's Facility Development Plan is focused on identifying and prioritizing capital projects which balance continued stewardship and renewal of existing facilities and infrastructure within a framework for responsible growth. The plan recognizes the urgent need to address a large and rapidly growing deferred maintenance backlog which has been identified as a significant risk to future operations at all of the WSU campuses as they age. Additionally, the goals of this plan are consistent with the Master Plans for each of the WSU campuses which together include emphasis on open spaces, pedestrian access, community connection and campus identity, and research and/or program excellence.

The Facility Development Plan includes modernizing Clark Hall as vacated space becomes available and building systems are nearing the end of their lifecycle. Clark Hall is a sound structure in the center of campus and a worthy facility for renovation which would prolong its useful life and provide quality space for the future of research in the agricultural industry.

Does this decision package include funding for any Information Technology related costs including hardware, software (to include cloud-based services), contracts or staff? If the answer is yes, you will be prompted to attach a complete IT addendum. (See Chapter 10 of the operating budget instructions for additional requirements.)

This request does not include funding for any IT-related costs.

If the project is linked to the Puget Sound Action Agenda, describe the impacts on the Action Agenda, including expenditure and FTE detail. See Chapter 12 Puget Sound Recovery) in the 2021-23 Operating Budget Instructions.

This project is not linked to the Puget Sound Action Agenda.

How does this project contribute to statewide goals to reduce carbon pollution and/or improve energy efficiency? Please elaborate.

Capital projects identified in the university's Facility Development Plan contribute directly to a reduction in the deferred maintenance backlog, through either significant renovation, rehabilitation or replacement of existing facilities. In addition, the development plan's guiding principles include energy efficiency improvements, carbon reduction and water savings.

As a result, preliminary planning associated with this project acknowledges the requirements of House Bill 1257 (Washington State Clean Energy Standards) and House Bill 2311 (Greenhouse Gas Emissions) and strives to include energy improvements and carbon reduction throughout all project planning and execution.

Is there additional information you would like decision makers to know when evaluating this request?

Modern, flexible lab space in Clark Hall will provide faculty, staff, and student researchers a place to innovate and collaborate together in a functional lab environment that meets current health and safety standards. The current layout of Clark Hall includes a central core of laboratories with offices and support areas along the perimeter. The central core can be reconfigured to increase efficiency and remove barriers, providing options to encourage multiple disciplines to collaborate and share resources.

*Reference the project proposal and associated appendices for additional information.

Location

City: Pullman **County:** Whitman **Legislative District:** 009

Project Type

Remodel/Renovate/Modernize (Major Projects)

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Capital Project Request
2021-23 Biennium

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Version: 10 2021-23 WSU Capital Budget Request

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Project Title: **Clark Hall Research Lab Renovation**

Description

Growth Management impacts

WSU Pullman's physical planning policies are coordinated with many agencies and government units. The Growth Management Act and its companion Traffic Demand Management legislation and the State Environmental Policy Act, however, are applicable to WSU's physical facilities and programs. Growth Management Act (GMA)-WSU will coordinate with Counties and Municipalities throughout the State to ensure compliance with GMA. WSU will avoid construction or activities which would permanently impair "critical" areas on its campuses as they are defined in the GMA. Transportation Demand Management-A companion piece of legislation sets forth a policy for Transportation Demand Management in which the State of Washington will provide leadership. The Director of the State of Washington Department of General Administration (DGA) is required to develop a commute trip reduction plan for state agencies which are Phase I major employers WSU will conform to the plans developed by DGA. State Environmental Policy Act (SEPA)-WSU has adopted procedures set forth in the State Environmental Policy Act Handbook December 1988 and the State Environmental Policy Act Rules Chapter 197-11 Washington Administrative Code Effective April 4, 1984. Adherence to these procedures will be one of the principal means by which WSU coordinates its compliance with Growth Management requirements.

Funding

Acct Code	Account Title	Estimated Total	Expenditures Prior Biennium	Expenditures Current Biennium	2021-23 Fiscal Period Reapprops	2021-23 Fiscal Period New Approps
057-1	State Bldg Constr-State	4,900,000				4,900,000
	Total	**4,900,000**	**0**	**0**	**0**	**4,900,000**

Acct Code	Account Title	Future Fiscal Periods 2023-25	2025-27	2027-29	2029-31
057-1	State Bldg Constr-State				
	Total	**0**	**0**	**0**	**0**

Schedule and Statistics

	Start Date	End Date
Predesign	07/01/2021	08/01/2021
Design	8/1/2021	11/1/2021
Construction	10/1/2021	3/1/2022

	Total
Gross Square Feet:	13,322
Usable Square Feet:	9,516
Efficiency:	71.4%
Escalated MACC Cost per Sq. Ft.:	198
Construction Type:	Laboratories
Is this a remodel?	Yes
A/E Fee Class:	A
A/E Fee Percentage:	13.80%

Cost Summary

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Capital Project Request
2021-23 Biennium

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Version: 10 2021-23 WSU Capital Budget Request

Report Number: CBS002
Date Run: 8/14/2020 10:02AM

Project Number: **40000274**
Project Title: **Clark Hall Research Lab Renovation**

Cost Summary

		Escalated Cost	% of Project
Acquisition Costs Total		**0**	**0.0%**
Consultant Services			
Pre-Schematic Design Services		0	0.0%
Construction Documents		262,995	5.4%
Extra Services		61,794	1.3%
Other Services		118,960	2.4%
Design Services Contingency		46,278	0.9%
Consultant Services Total		**506,770**	**10.3%**
Maximum Allowable Construction Cost(MACC)	**2,638,760**		
Site work		0	0.0%
Related Project Costs		0	0.0%
Facility Construction		2,638,760	53.9%
GCCM Risk Contingency		220,935	4.5%
GCCM or Design Build Costs		273,801	5.6%
Construction Contingencies		263,875	5.4%
Non Taxable Items		0	0.0%
Sales Tax		264,994	5.4%
Construction Contracts Total		**3,662,363**	**74.8%**
Equipment			
Equipment		439,712	9.0%
Non Taxable Items		0	0.0%
Sales Tax		34,298	0.7%
Equipment Total		**474,010**	**9.7%**
Art Work Total		**24,376**	**0.5%**
Other Costs Total		**0**	**0.0%**
Project Management Total		**231,995**	**4.7%**
Grand Total Escalated Costs		**4,899,514**	
Rounded Grand Total Escalated Costs		**4,900,000**	

Operating Impacts

No Operating Impact

Narrative

Renovation of existing research/science facility.

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Capital Project Request

2021-23 Biennium

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Parameter	Entered As	Interpreted As
Biennium	2021-23	2021-23
Agency	365	365
Version	10-A	10-A
Project Classification	*	All Project Classifications
Capital Project Number	40000274	40000274
Sort Order	Project Priority	Priority
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

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365 - Washington State University
Cost Estimate Summary
2021-23 Biennium

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Cost Estimate Number: 235
Cost Estimate Title: Clark Hall Research Lab Renovation

Report Number: CBS003
Date Run: 8/11/2020 3:10PM

Version: 10 2021-23 WSU Capital Budget Request
Agency Preferred: Yes
Project Number: 40000274
Project Title: Clark Hall Research Lab Renovation
Project Phase Title:

Contact Info **Contact Name:** Kelly Cornish **Contact Number:** 509.335.9101

Statistics

Gross Sq. Ft.:	13,322
Usable Sq. Ft.:	9,516
Space Efficiency:	71%
MACC Cost per Sq. Ft.:	191
Escalated MACC Cost per Sq. Ft.:	198
Remodel?	Yes
Construction Type:	Laboratories
A/E Fee Class:	A
A/E Fee Percentage:	13.80%

Schedule

	Start Date	End Date
Predesign:	07-2021	08-2021
Design:	08-2021	11-2021
Construction:	10-2021	03-2022
Duration of Construction (Months):	5	

Cost Summary Escalated

Acquisition Costs Total			**0**
Pre-Schematic Design Services		0	
Construction Documents		262,995	
Extra Services		61,794	
Other Services		118,960	
Design Services Contingency		46,278	
Consultant Services Total			**506,770**
Site work		0	
Related Project Costs		0	
Facility Construction		2,638,760	
Construction Contingencies		263,875	
Non Taxable Items		0	
Sales Tax		264,994	
Construction Contracts Total			**3,662,363**
Maximum Allowable Construction Cost(MACC)	**2,638,760**		
Equipment		439,712	
Non Taxable Items		0	
Sales Tax		34,298	
Equipment Total			**474,010**
Art Work Total			**24,376**
Other Costs Total			**0**
Project Management Total			**231,995**
Grand Total Escalated Costs			**4,899,514**
Rounded Grand Total Escalated Costs			**4,900,000**

Additional Details

Alternative Public Works Project:	Yes

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365 - Washington State University
Cost Estimate Summary
2021-23 Biennium

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Cost Estimate Number: 235
Cost Estimate Title: Clark Hall Research Lab Renovation

Report Number: CBS003
Date Run: 8/11/2020 3:10PM

Version: 10 2021-23 WSU Capital Budget Request
Project Number: 40000274
Project Title: Clark Hall Research Lab Renovation
Project Phase Title:

Agency Preferred: Yes

Contact Info **Contact Name:** Kelly Cornish **Contact Number:** 509.335.9101

Additional Details

State Construction Inflation Rate:	2.38%
Base Month and Year:	06-2020
Project Administration By:	AGY
Project Admin Impact to DES that is NOT Included in Project Total:	$0

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365 - Washington State University
Cost Estimate Detail
2021-23 Biennium

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Cost Estimate Number: 235 **Analysis Date:** August 11, 2020
Cost Estimate Title: Clark Hall Research Lab Renovation

Detail Title: Clark Hall Research Lab Renovation
Project Number: 40000274
Project Title: Clark Hall Research Lab Renovation
Project Phase Title:
Location: 3812

Contact Info **Contact Name:** Kelly Cornish **Contact Number:** 509.335.9101

Statistics

Gross Sq. Ft.:	13,322
Usable Sq. Ft.:	9,516
Rentable Sq. Ft.:	
Space Efficiency:	71%
Escalated MACC Cost per Sq. Ft.:	198
Escalated Cost per S. F. Explanation	

Construction Type:	Laboratories
Remodel?	Yes
A/E Fee Class:	A
A/E Fee Percentage:	13.80%
Contingency Rate:	10.00%
Contingency Explanation	

Projected Life of Asset (Years):	50
Location Used for Tax Rate:	3812
Tax Rate:	7.80%
Art Requirement Applies:	Yes
Project Administration by:	AGY
Higher Education Institution?:	Yes
Alternative Public Works?:	Yes

Project Schedule

	Start Date	End Date
Predesign:	07-2021	08-2021
Design:	08-2021	11-2021
Construction:	10-2021	03-2022
Duration of Construction (Months):	5	
State Construction Inflation Rate:	2.38%	
Base Month and Year:	6-2020	

Project Cost Summary

MACC:	$ 2,544,854
MACC (Escalated):	$ 2,638,760
Current Project Total:	$ 4,728,229
Rounded Current Project Total:	$ 4,728,000
Escalated Project Total:	$ 4,650,852
Rounded Escalated Project Total:	$ 4,651,000

ITEM	Base Amount	Sub Total	Escalation Factor	Escalated Cost
CONSULTANT SERVICES				
Construction Documents				
A/E Basic Design Services				266,553
SubTotal: Construction Documents				**262,995**
Extra Services				
Commissioning (Systems Check)	35,000			
Testing	20,000			
Environmental Mitigation Services (EIS)	5,000			
SubTotal: Extra Services		**60,000**	1.0299	**61,794**
Other Services				
Bid/Construction/Closeout				119,756
SubTotal: Other Services				**118,960**
Design Services Contingency				
Design Services Contingency	44,631			
SubTotal: Design Services Contingency		**44,631**	1.0369	**46,278**
Total: Consultant Services		**490,940**	1.0322	**506,770**
CONSTRUCTION CONTRACTS				
Facility Construction				
A10 - Foundations	19,984			
A20 - Basement Construction	13,322			
B20 - Exterior Closure	66,612			
B30 - Roofing	9,992			
C10 - Interior Construction	199,836			
C30 - Interior Finishes	173,191			
D10 - Conveying	96,161			
D20 - Plumbing Systems	438,360			
D30 - HVAC Systems	666,120			
D40 - Fire Protection Systems	35,287			
D50 - Electrical Systems	532,896			
F20 - Selective Demolition	26,645			
General Conditions	266,448			
SubTotal: Facility Construction		**2,544,854**	1.0369	**2,638,760**
GCCM Risk Contingency				
GCCM Risk Contingency	213,072			
SubTotal: GCCM Risk Contingency				**220,935**
GCCM or Design Build Costs				
GCCM Fee	182,633			
GCCM Preconstruction Services	81,424			
SubTotal: GCCM or Design Build Costs		**264,057**	1.0369	**273,801**
Construction Contingencies				
Allowance for Change Orders	254,485			
SubTotal: Construction Contingencies		**254,485**	1.0369	**263,875**
Sales Tax		**255,565**	1.0369	**264,994**
Total: Construction Contracts		**3,532,033**	1.0369	**3,662,363**

ITEM	Base Amount	Sub Total	Escalation Factor	Escalated Cost
CONSTRUCTION CONTRACTS				
Maximum Allowable Construction Cost (MACC)		**2,544,854**	1.0400	**2,638,760**
EQUIPMENT				
E10 - Equipment	352,000			
E20 - Furnishings	38,064			
F10 - Special Construction	34,000			
SubTotal:		**424,064**	1.0369	**439,712**
Sales Tax		**33,077**	1.0369	**34,298**
Total: Equipment		**457,141**	1.0369	**474,010**
ART WORK				
Higher Ed Artwork	24,450			
Total: Art Work		**24,376**	1.0000	**24,376**
PROJECT MANAGEMENT				
Agency Project Management	223,739			
Total: Project Management		**223,739**	1.0369	**231,995**

OFM

Cost Estimate Summary and Detail

2021-23 Biennium

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Cost Estimate Number: 235
Cost Estimate Title: Clark Hall Research Lab Renovation

Report Number: CBS003
Date Run: 8/11/2020 3:10PM

Parameter	Entered As	Interpreted As
Associated or Unassociated	Associated	Associated
Biennium	2021-23	2021-23
Agency	365	365
Version	10-A	10-A
Project Classification	*	All Project Classifications
Capital Project Number	40000274	40000274
Cost Estimate Number	235	235
Sort Order	Cost Estimate Title	Title
Include Page Numbers	Y	Yes
For Word or Excel	N	N
User Group	Agency Budget	Agency Budget
User Id	*	All User Ids

Availability of Space/Campus Utilization Template

2020 Four-year Higher Education Scoring Process

Required for all categories except Infrastructure and Acquisition.

Project Name:	Clark Hall Research Lab Renovation
Institution:	Washington State University
Campus Location:	Pullman

Identify the average number of hours per week each (a) classroom seat and (b) classroom lab is expected to be utilized in Fall 2018 on the porposed porject's campus. Please fill in the green shaded cells for the **campus** where the project is located.

(a) General University Classroom Utilization		**(b) General University Lab Utilization**	
Fall 2019 Weekly Contact Hours	222,087	Fall 2019 Weekly Contact Hours	37,921
Multiply by % FTE Increase Budgeted	0.00%	Multiply by % FTE Increase Budgeted	0.00%
Expected Fall 2020 Contact Hours	222,087	Expected Fall 2020 Contact Hours	37,921
Expected Fall 2020 Classroom Seats	10,577	Expected Fall 2020 Class Lab Seats	2,592
Expected Hours per Week Utilization	**21.0**	**Expected Hours per Week Utilization**	**14.6**
HECB GUC Utilization Standard	22.0	HECB GUL Utilization Standard	16.0
Differrence in Utilization Standard	-5%	Differrence in Utilization Standard	-9%

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 that level of utilization.

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

FCI to Comparable Framework (CF) Conversion

Conversion Summary (for reference)			
FCI Range		Corresponding CF Score	CF to FCI Conversion
Lower	Upper		
0	0.03	1	0.02
0.03	0.11	2	0.07
0.11	0.27	3	0.19
0.27	0.54	4	0.4
0.54	9999	5	0.69

Instructions:

PM to enter WSU building name, number and FCI score. Spreadsheet will automatically calculate the Comparable Framework (CF) Score to be included in appropriate section of the capital budget request write-up.

Conversion Calculator - WSU			
Bldg Name	Bldg #	FCI	Calculated CF
Clark	99	0.72	5

Asset Detail Report

By Asset Name

Region: Pullman - WSU Main Campus **Asset:** CLARK HALL
Campus: Pullman Campus - Assessed Buildings **Asset Number:** 0099

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

Statistics

FCI Cost:	19,220,873	**FCI:**	0.72
RI Cost:	21,285,628	**RI:**	0.80
Total Requirements Cost:	21,285,629		
Current Replacement Value:	26,594,705	**Date of most Recent Assessment:**	Sep 2, 2014

Type	Building		
Area	104,207 SF		
Use	ACADEMIC INSTRUCTION	**Construction Type**	IBC - Type II A
Floors	5	**Historical Category**	Eligible
Address 1	2000 WILSON RD	**City**	PULLMAN
Address 2	-	**State/Province/Region**	UNITED STATES OF AMERICA
Year Constructed	1971	**Zip/Postal Code**	99164
Year Renovated	-	**Architect**	-
Ownership	Client Owned	**Commission Date**	-
		Decommission Date	-

Photo

CLARK HALL

Asset Description

General:

The Clark Hall is located on the Washington State University Campus in Pullman, Washington. The building is situated near Wilson Road and Ellis Way. The structure is a 104207 square-foot (GSF), 5 story structure (including basement, not penthouse).

According to WSU information, construction for the existing building was completed in 1971, underwent various minor work since.

The building contains mechanical equipment associated in the 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	1- Due within 1 Year of Inspection	Sep 2, 2014	12,398
AHU-1 - Const Volume w/Distribution Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2017	971,924
AHU-2 - VAV System w/Distribution Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2020	1,648,114
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	446,308
Automatic Openers - Single Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	8,936
Branch Wiring - Non-GFCI Receptacle - Room 221	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Sep 2, 2015	245
Branch Wiring - Power Receptacles Lacking - Rooftop	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Sep 2, 2015	3,090
Building Wireless Upgrade	No	D5039 - Local Area Networks	Technological Improvements	1- Due within 1 Year of Inspection	Sep 2, 2015	437,364

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Ceramic Floor Tile Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	1- Due within 1 Year of Inspection	Sep 2, 2014	103,933
Ceramic Wall Tile Renewal	Yes	C3010 - Wall Finishes	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	32,973
Chillers - Centrifugal w/Cooling Tower Renewal	Yes	D3030 - Cooling Generating Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2023	2,674,230
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2017	49,799
DDC/Pneumatic System - Hybrid Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2020	673,929
Distribution Equipment - 1200A 480Y/277V - Room 101 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	163,328
Distribution Equipment - 1200A 480Y/277V - Room 17 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	163,328
Distribution Equipment - 1600A 208Y/120V - Room 101 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	381,137
Distribution Equipment - 1600A 208Y/120V - Room 17 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	381,137
Door Assembly - 3 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	29,877
Door Assembly - 6 x 7 HM	Yes	B2030 - Exterior	Lifecycle	1- Due	Sep 2, 2014	32,782

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Renewal		Doors		within 1 Year of Inspection		
Door Assembly - 6 x 7 Storefront Renewal	Yes	B2030 - Exterior Doors	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	30,846
Emergency Eyewash and Shower Units Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2017	18,607
Exhaust System - Fume Hoods - Ductwork/Fans Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2020	299,106
Exhaust System - General Building Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2020	130,008
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2019	103,882
Exterior Stairs - Concrete Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2021	1,092
Fire Alarm System Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	688,220
Fittings - Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Interior Finishes	1- Due within 1 Year of Inspection	Sep 2, 2014	14,913
Fixed Theater Seating - Deluxe Renewal	Yes	E - Equipment and Furnishings	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	18,603
Folding Partitions - Economy Renewal	Yes	C1010 - Partitions	Lifecycle	1- Due within 1	Sep 2, 2014	14,460

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Year of Inspection		
GWB 2HR Rated Walls Renewal	Yes	C1010 - Partitions	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2021	228,834
GWB Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	11,554
HVAC Distribution System - Ductwork Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2020	513,233
Heat Exchanger - Steam/HW - Shell and Tube Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2017	277,254
INSTALL STEAM/CONDENSATE ISOLATION VALVES	No	D3014 - Steam Supply System	Reliability	2- Due within 2 Years of Inspection	Sep 2, 2017	28,784
LAN System Renewal	Yes	D5039 - Local Area Networks	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	536
Lab Acid Waste System - Glass Pipe Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2017	997,404
Laboratory Equipment - College Renewal	Yes	E - Equipment and Furnishings	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	1,915,943
Laboratory Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2017	810,271
Lighting - Interior - Emergency Power Lacking	No	D5022 - Lighting Equipment	Life Safety	1- Due within 1 Year of	Sep 2, 2015	24,169

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Inspection		
Main Emergency Electrical Service - 480Y/277V - Room 15 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	20,699
Main Normal Electrical Service - 1200A 480Y/277V - Room 101 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	120,413
Main Normal Electrical Service - 1200A 480Y/277V - Room 17 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	120,413
Main Normal Electrical Service - 1600A 208Y/120V - Room 101 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	151,039
Main Normal Electrical Service - 1600A 208Y/120V - Room 17 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	151,039
Main Normal Electrical Service - 4000A 480Y/277V - Room 11 Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	455,853
Natural Gas Distribution for Lab Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2020	132,857
Overhead Rollup Door Renewal	Yes	B2034 - Overhead Doors	Lifecycle	3- Due within 5 Years of Inspection	Jan 1, 2005	5,757
Overhead/Rolling Fire Door - Small (Electric Operation) Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2021	5,623
Partitions - Improper Fire Separation	No	C1010 - Partitions	Life Safety	1- Due within 1 Year of Inspection	Sep 2, 2015	18,410

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Perimeter Heat System - Hydronic Fin Tube Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2020	116,313
Restroom Fixtures - Std Density Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2017	358,902
Restrooms - Aged and Not Accessible	No	C1030 - Fittings	Accessibility	3- Due within 5 Years of Inspection	Sep 2, 2019	371,226
Roof Drainage - Gravity Renewal	Yes	D2040 - Rain Water Drainage	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2021	255,751
Sanitary Waste - Gravity Disch Renewal	Yes	D2030 - Sanitary Waste	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2021	321,322
Stair Handrails - Non-Compliant (Exit Enclosure)	No	C20 - Stairs	Building Code	4- Not Time Based		75,774
Steam Valve - Leak Observed	No	D3020 - Heat Generating Systems	Life Safety	1- Due within 1 Year of Inspection	Sep 2, 2015	1,341
Steam valve installation	No	D3043 - Steam Distribution Systems	Reliability	1- Due within 1 Year of Inspection	Apr 19, 2019	0
Swinging Doors - 3 x 7 HM - Rated Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2021	151,611
Swinging Doors - 3 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2021	842,941
Swinging Doors - Pair - 6 x 7 HM - Rated Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of	Sep 2, 2021	119,800

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
				Inspection		
Swinging Doors - Pair - 6 x 7 HM - Rated, Full Glass Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2021	10,011
Swinging Doors - Pair - 6 x 7 Wd - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2021	57,371
Swinging Doors - Pair - 8 x 8 Wd - NR Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2021	17,510
TBar System Renewal	Yes	C3030 - Ceiling Finishes	Interior Finishes	1- Due within 1 Year of Inspection	Sep 2, 2014	1,099,787
Telephone System Renewal	Yes	D5033 - Telephone Systems	Lifecycle	1- Due within 1 Year of Inspection	Jan 1, 2021	433,001
Toilet Partitions - Average Renewal	Yes	C1030 - Fittings	Lifecycle	1- Due within 1 Year of Inspection	Sep 2, 2014	31,346
Two-Ply Membrane - Fully Adhered Renewal	Yes	B3010 - Roof Coverings	Lifecycle	3- Due within 5 Years of Inspection	Jul 10, 2021	452,273
Unit Heaters - Hot Water Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2020	24,312
VCT Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	1- Due within 1 Year of Inspection	Sep 2, 2014	323,444
Vinyl Sheet Goods Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	1- Due within 1 Year of Inspection	Sep 2, 2014	9,540

Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Walk-In Coolers & Freezers Renewal	Yes	D3090 - Other HVAC Systems and Equipment	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2021	225,703
Water Coolers - Wall-Mount Dual-Height Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2017	17,170
Water Dist Complete Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2020	379,535
Water Heater - Steam Instantaneous Renewal	Yes	D2020 - Domestic Water Distribution	Lifecycle	3- Due within 5 Years of Inspection	Sep 2, 2017	64,991
Total						**21,285,629**

Program Related Space Allocation Template

Assignable Square Feet

Required for all Growth, Renovation and Replacement proposals.

Institution: Washington State University

Campus location: Pullman, WA

Project name: Clark Hall Research lab Renovation

Input the assignable square feet for the proposed project under the applicable space types below:

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	7,306	54.84	1.10
Office space	4	6,016	45.16	1.81
Library and study collaborative space	10		0.00	0.00
Other non-residential space	8		0.00	0.00
Support and physical plant space	6		0.00	0.00
Total		**13,322**	**100.0**	**2.90**

WSU Facility Development Plan

Pullman 2021-2023

Johnson Hall Demolition
$8,000,000 (Design and Construction)

ARS Plant Biosciences Building
$105,000,000 (Federal Funding)

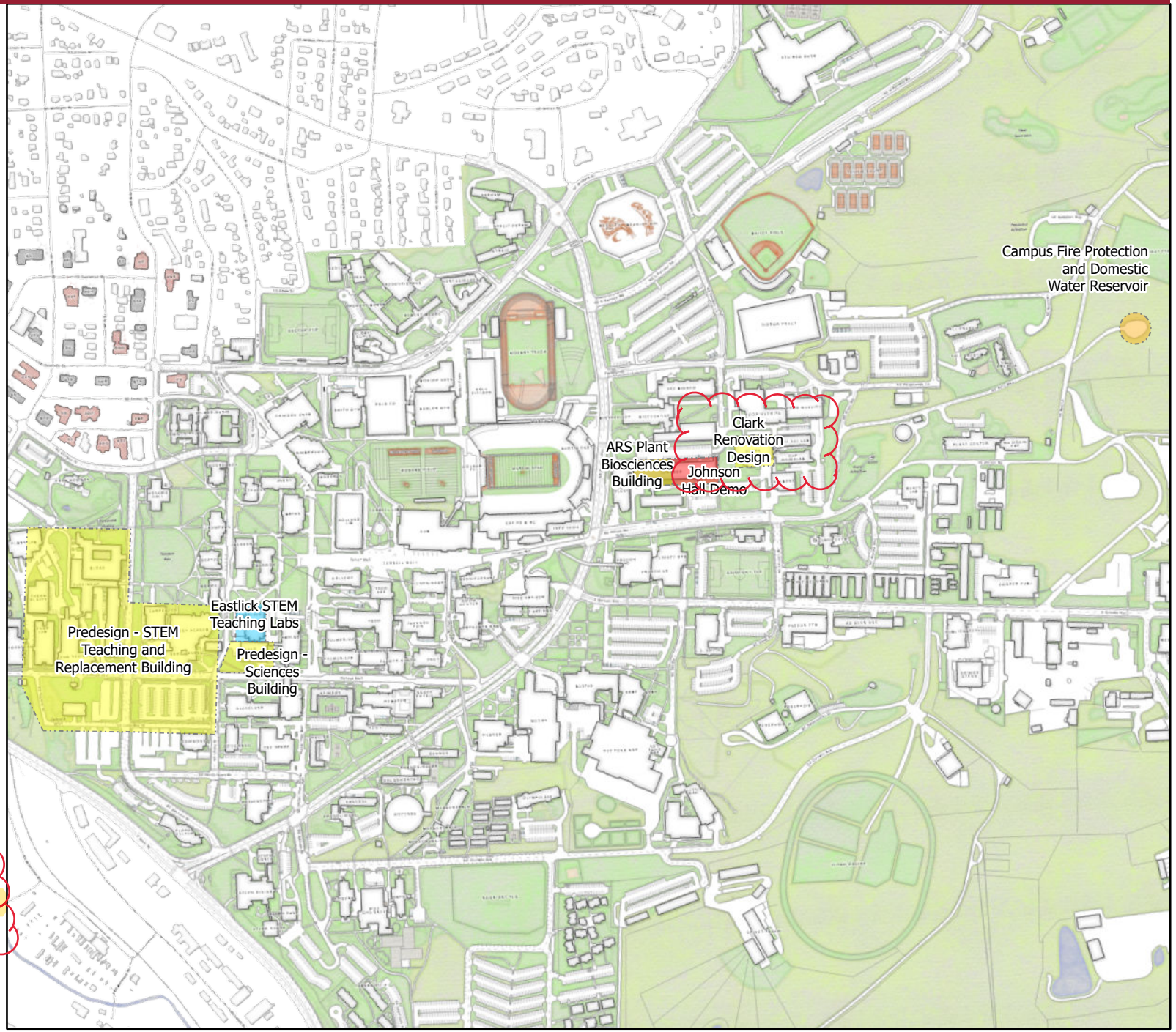
Campus Fire Protection and Domestic Water Reservoir
$8,000,000 (Design and Construction)

Pullman Sciences Building
$500,000 (Predesign)

STEM Teaching and Replacement Building – VCEA
$500,000 (Predesign)

STEM Teaching Labs
$4,900,000 (Design and Construction)

Clark Hall Research Lab Renovation
$4,900,000 (Design and Construction)



WSU Facility Development Plan

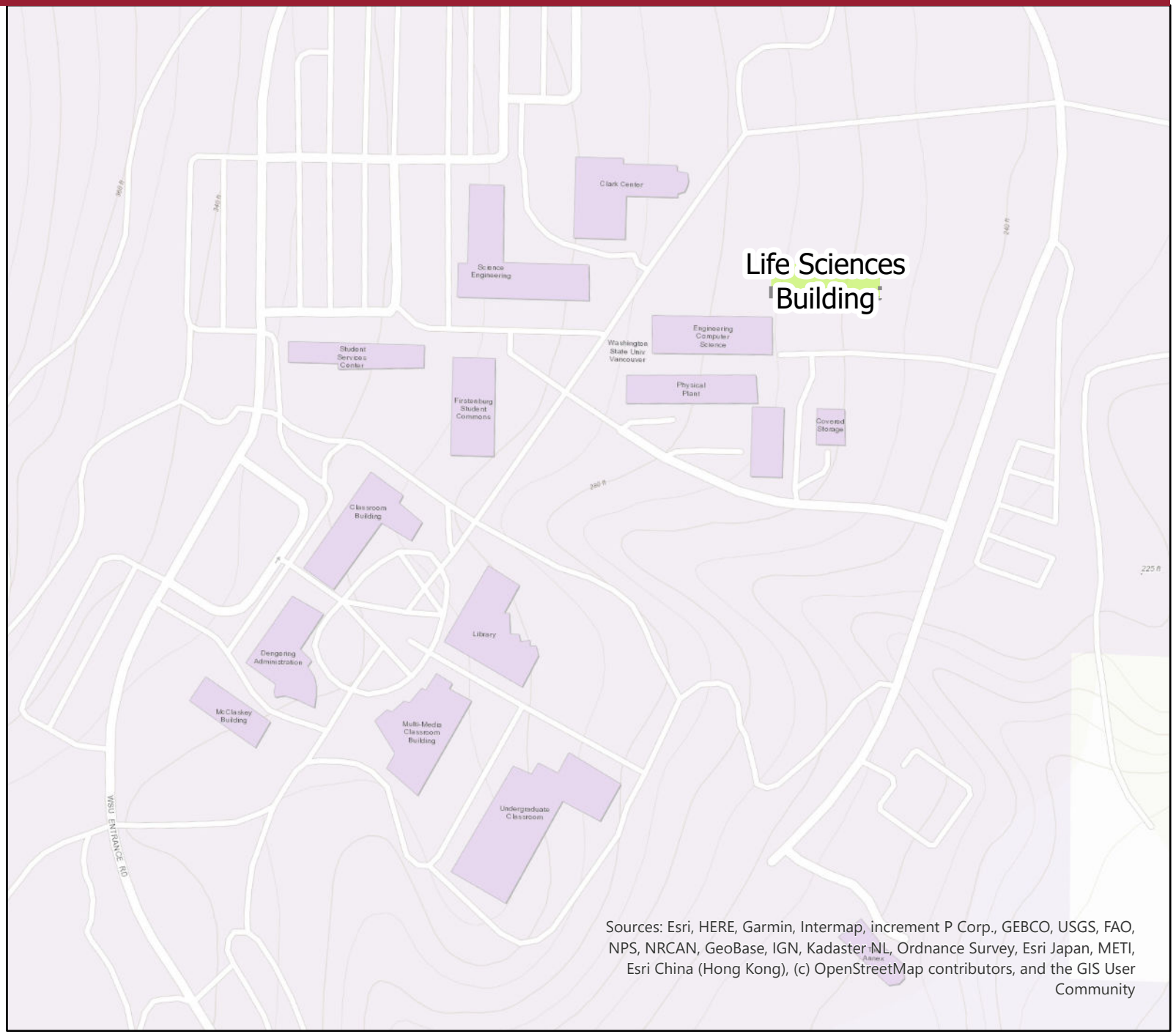
Spokane 2021-2023

Spokane Phase One Building Renovation
$15,000,000 (Design and Construction)

WSU Facility Development Plan

Vancouver 2021-2023

Vancouver Life Sciences Building
$52,600,000 (Construction)



WSU Facility Development Plan

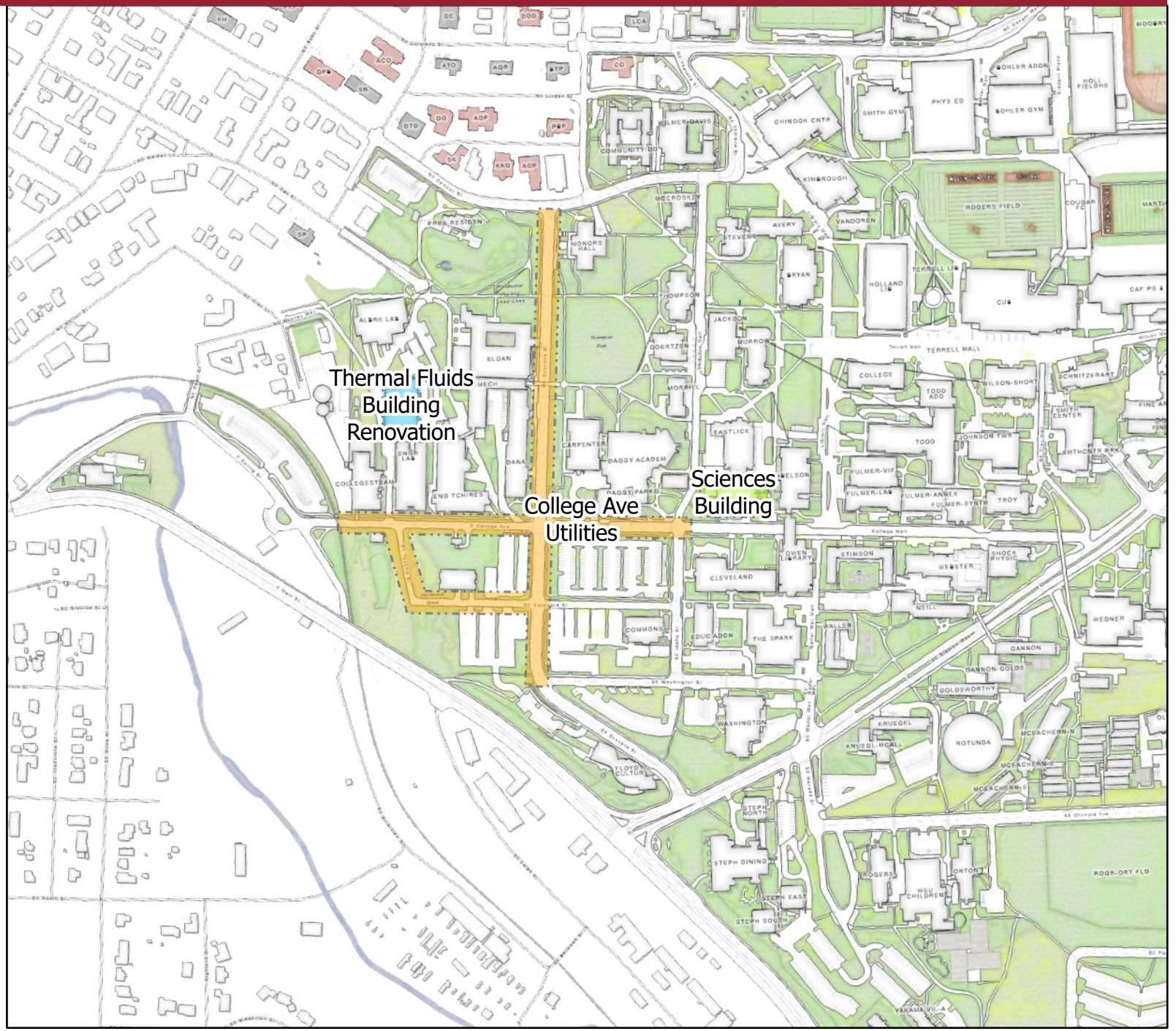
Pullman 2023-2025

Pullman Sciences Building
$53,000,000 (Design, Heald Hall Demolition and Construction)

College Avenue Utility Upgrades
$10,000,000 (Design and Construction)

Thermal Fluids Building Renovation
$10,000,000 (Design and Construction)

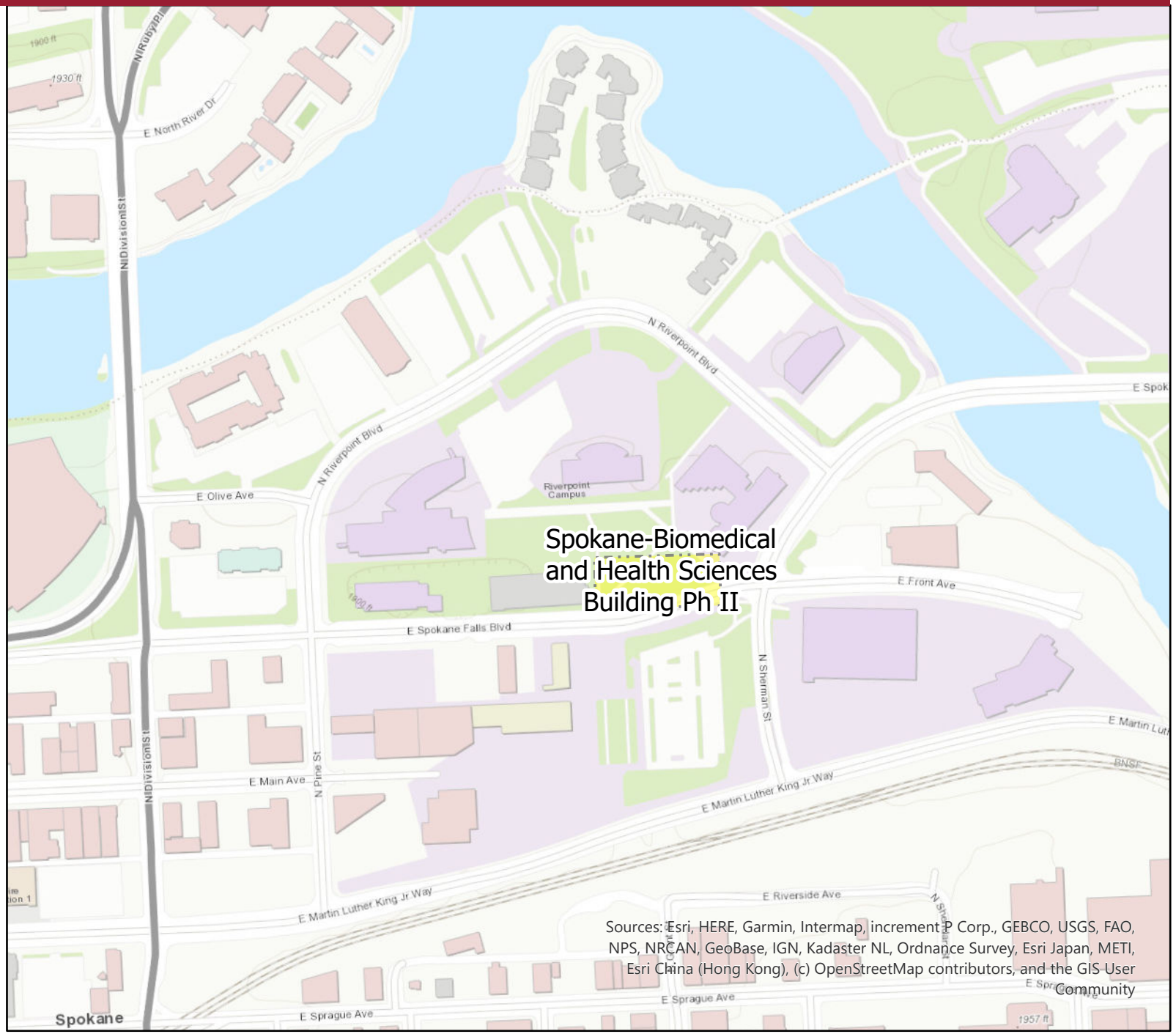
Building Systems (roofs, elevators, envelope, BAS, MEP)
$10,000,000 (Design and Construction)
(Multiple locations - not shown on map)



WSU Facility Development Plan

Spokane 2023-2025

Spokane-Biomedical and Health Sciences Building Ph II
$5,000,000 (Design)



WSU Facility Development Plan

Pullman 2025-2027

STEM Teaching and Replacement Building – VCEA
$8,000,000 (Design and Dana Hall Demolition)

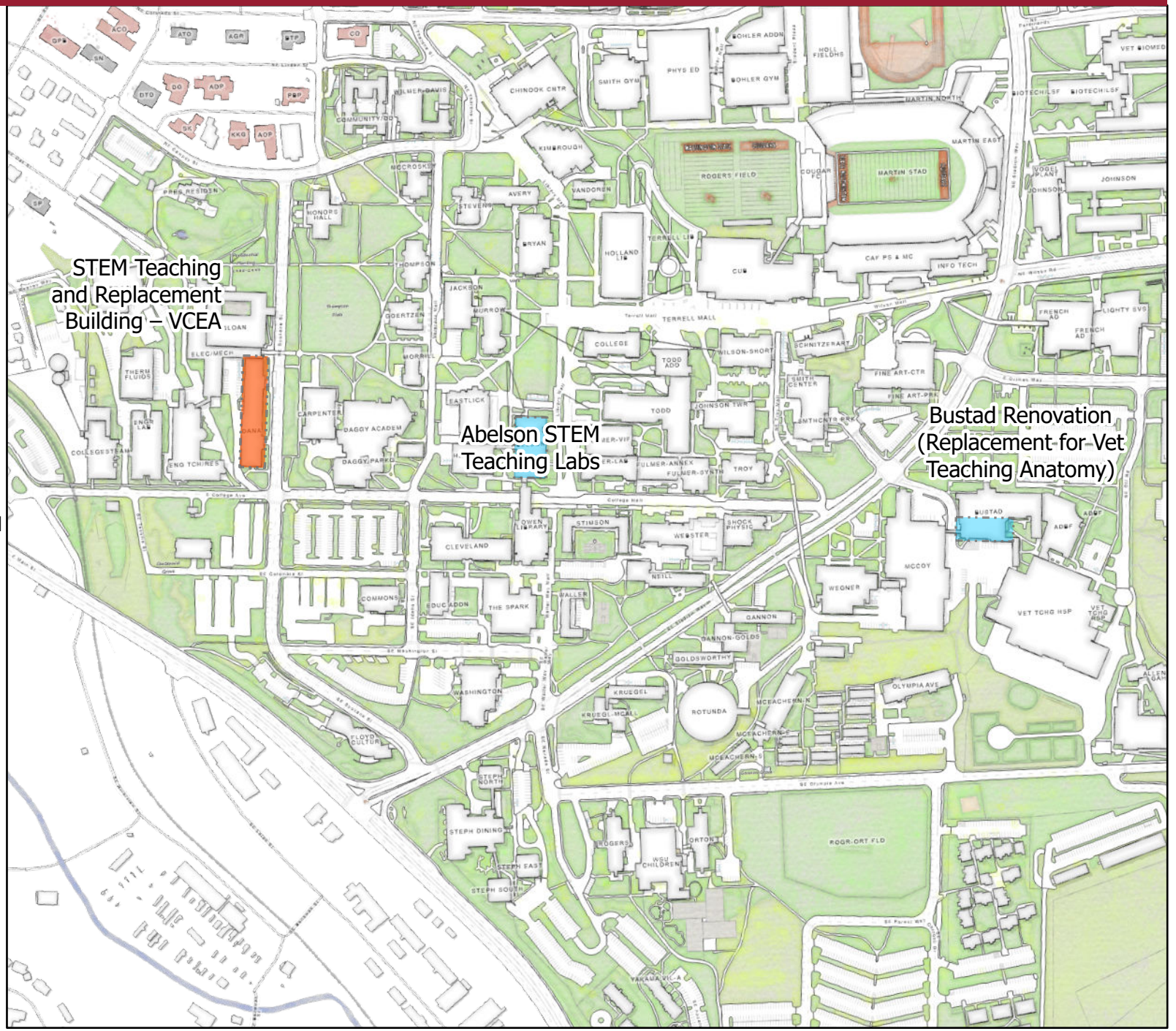
Washington State University Pullman - STEM Teaching Labs
$5,000,000 (Design and Construction)

Bustad Renovation (Replacement for Vet Teaching Anatomy)
$10,000,000 (Design and Construction)

Infrastructure (electrical, water, chilled water, steam, tunnels)
$10,000,000 (Design and Construction)
(Multiple locations - not shown on map)

Learning Renovations
$10,000,000 (Design and Construction)
(Multiple locations - not shown on map)

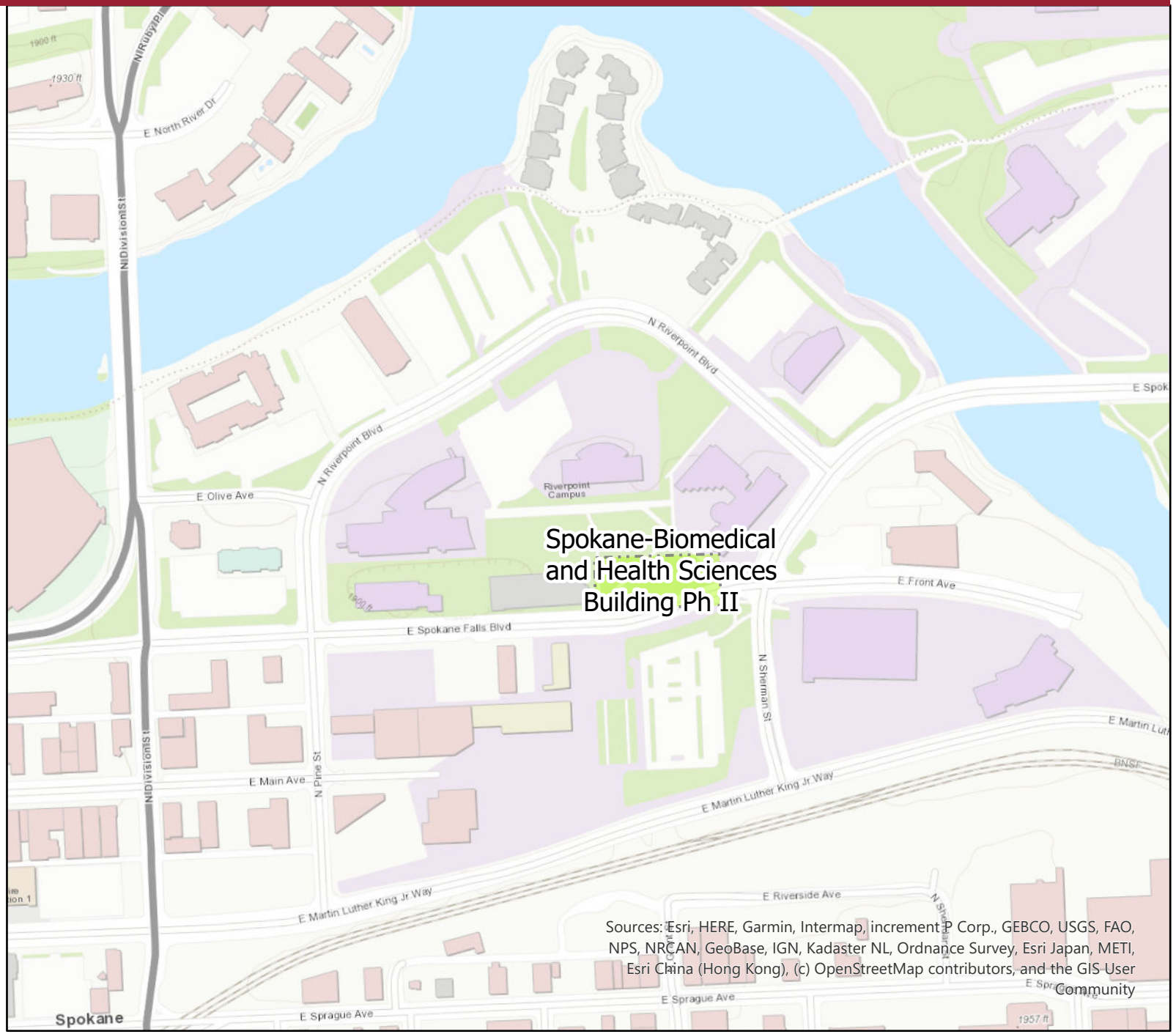
Information Technology Renovations
$5,000,000 (Design and Construction)
(Multiple locations - not shown on map)



WSU Facility Development Plan

Spokane 2025-2027

Spokane-Biomedical and Health Sciences Building Ph II
$35,000,000 (Construction Phase 1)



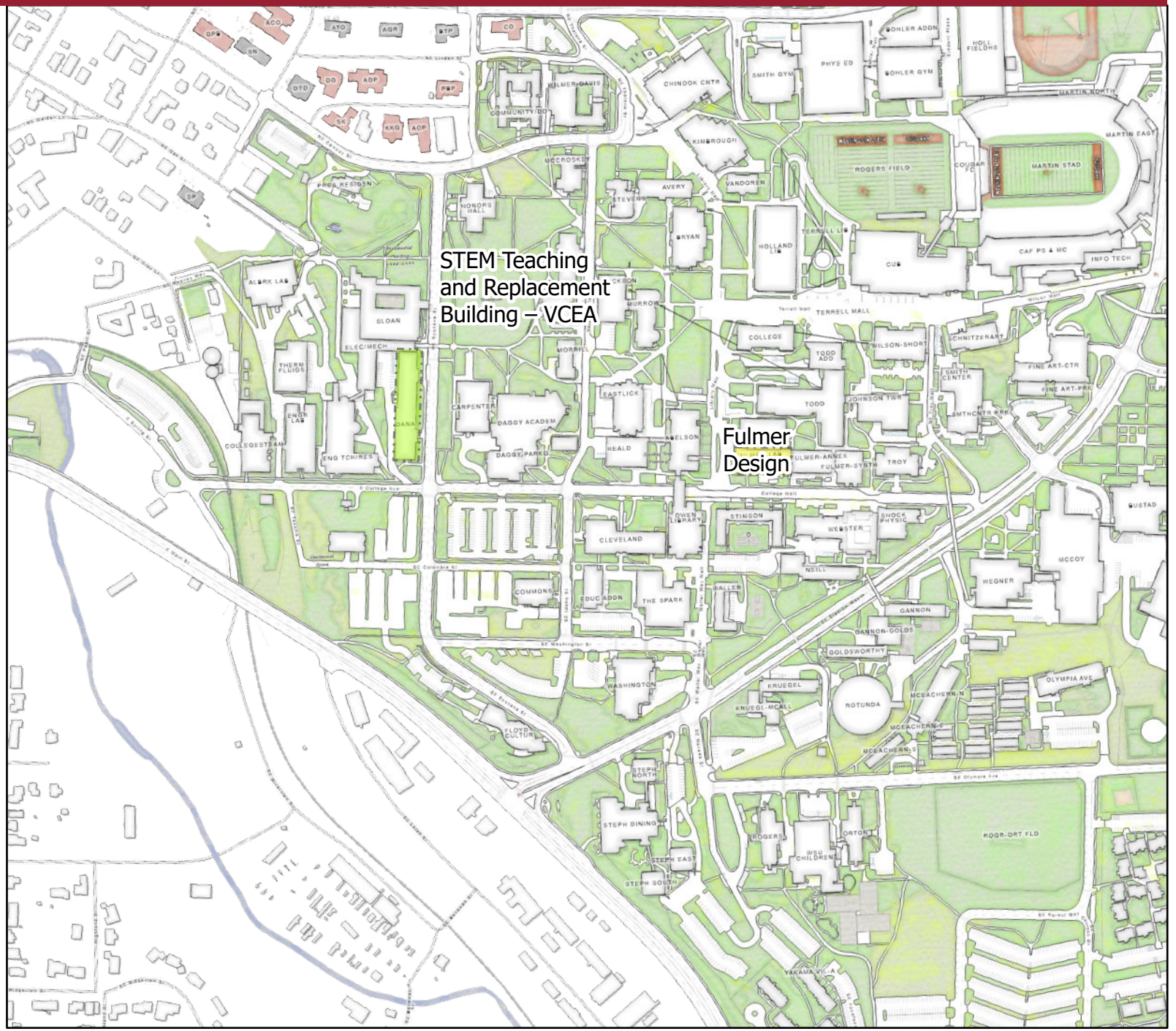
WSU Facility Development Plan

Pullman 2027-2029

STEM Teaching and Replacement Building – VCEA
$45,000,000 (Construction)

Fulmer Hall Renovation Phase 1
$3,000,000 (Design)

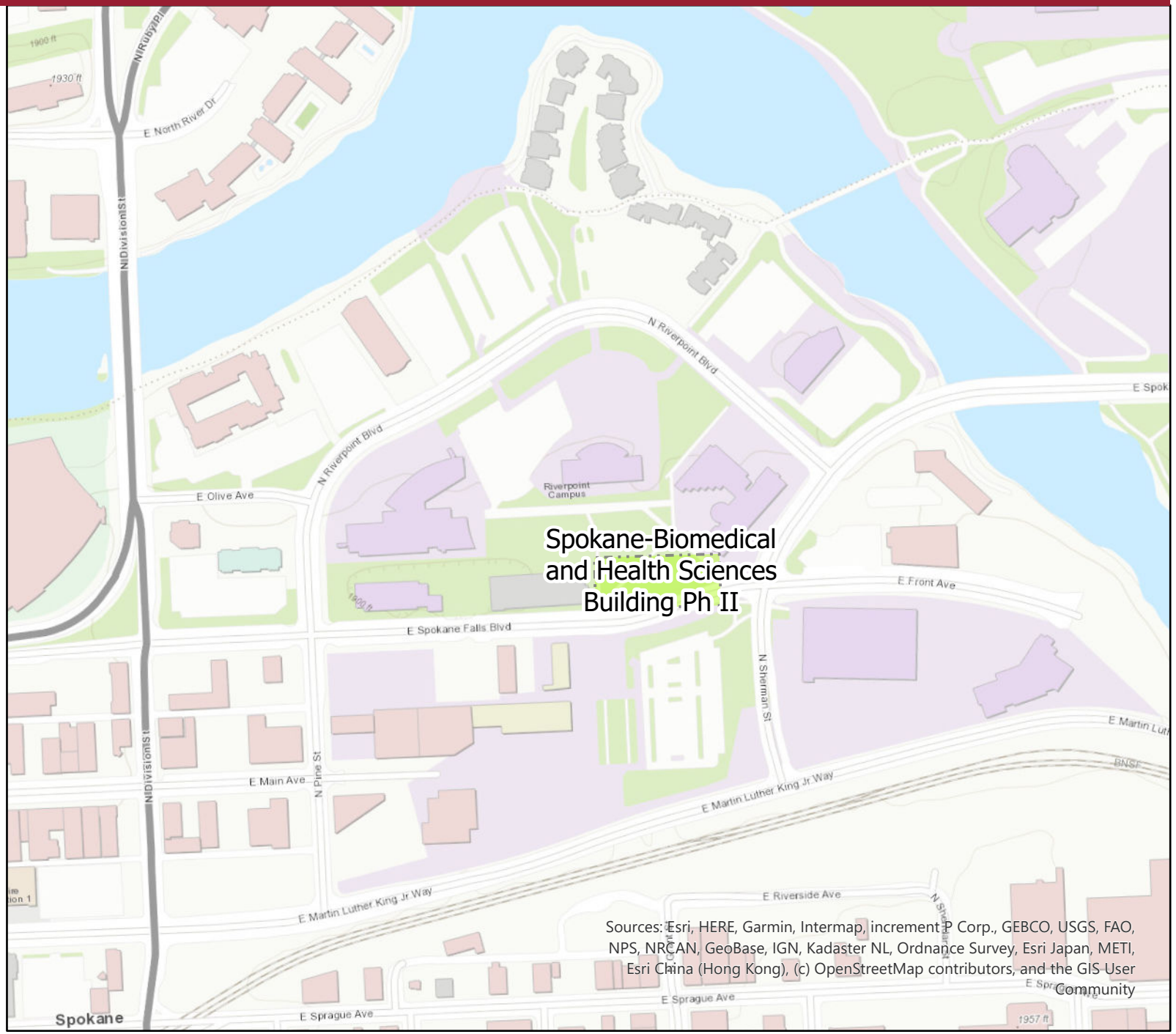
Research Renovations
$10,000,000 (Design and Construction)
(Multiple locations - not shown on map)



WSU Facility Development Plan

Spokane 2027-2029

Spokane-Biomedical and Health Sciences Building Ph II
$35,000,000 (Construction Phase 2)



WSU Facility Development Plan

Pullman 2029-2031

Fulmer Hall Renovation Phase 1
$35,000,000 (Construction)

Engineering Renovation/Replacement Ph 2 – VCEA
$8,000,000 (Design and Demolition of Daggy Hall)

McCoy Hall Demolition
$8,000,000 (Design and Demolition of McCoy Hall)

Murrow Hall Renovation
$3,000,000 (Design)

Building Systems (roofs, elevators, envelope, BAS, MEP)
$10,000,000 (Design and Construction)
(Multiple locations - not shown on map)

Infrastructure (electrical, water, chilled water, steam, tunnels)
$10,000,000 (Design and Construction)
(Multiple locations - not shown on map)

Learning Renovations
$10,000,000 (Design and Construction)
(Multiple locations - not shown on map)

Information Technology Renovations
$5,000,000 (Design and Construction)
(Multiple locations - not shown on map)