



Asset Detail Report

By Asset Name

Region: Pullman - WSU Main Campus **Asset:** DANA HALL
Campus: Pullman Campus - Assessed Buildings **Asset Number:** 0056

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

Statistics

FCI Cost:	10,379,546	FCI:	0.57
RI Cost:	16,708,116	RI:	0.91
Total Requirements Cost:	16,708,120		
Current Replacement Value:	18,289,370	Date of most Recent Assessment:	Oct 14, 2014

Type	Building	Construction Type	IBC - Type II A
Area	90,023 SF	Historical Category	None
Use	ACADEMIC INSTRUCTION	City	PULLMAN
Floors	4	State/Province/Region	UNITED STATES OF AMERICA
Address 1	305 SPOKANE ST	Zip/Postal Code	99164
Address 2	-	Architect	-
Year Constructed	1949	Commission Date	-
Year Renovated	-	Decommission Date	-
Ownership	Client Owned		

Photo



DANA HALL

Asset Description

General Description:

Dana Hall is located on the Washington State University Campus in Pullman, Washington. The building is situated at the west side of the campus adjacent to Spokane Street. The structure is 90,023 square foot (GSF), four stories with a small partial



Asset Detail Report

By Asset Name

basement. The building is rectangular in shape and built on a sloping parcel of land. The building is attached to the Electrical Mechanical Engineering Building on the north elevation. According to WSU information, construction for the building was completed in 1949.

The building contains classroom, laboratories and offices with mechanical equipment located throughout the floors 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	196,900
ACT System - Standard Renewal	Yes	C3030 - Ceiling Finishes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2023	42,750
Abate and clean crawlspace asbestos, improve crawlspace access	No	F2010 - Building Elements Demolition	Reliability	2- Due within 2 Years of Inspection	Dec 3, 2021	91,314
Aluminum Windows Renewal	Yes	B2020 - Exterior Windows	Lifecycle	2- Due within 2 Years of Inspection	Oct 14, 2016	333,450
Branch Wiring - Non-GFCI Receptacle - Room 302	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	245
Branch Wiring - Non-GFCI Receptacles - Lab 108	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	1,962
Branch Wiring - Non-GFCI Receptacles - Lab 203	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	981
Branch Wiring - Non-GFCI Receptacles - Lab 221 Table	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	1,472



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Branch Wiring - Non-GFCI Receptacles - Lab 221 Wall	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	736
Branch Wiring - Non-GFCI Receptacles - Lab 240	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	981
Branch Wiring - Non-GFCI Receptacles - Lab 313	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	736
Branch Wiring - Non-GFCI Receptacles - Labs 123 and 124	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	2,698
Branch Wiring - Non-GFCI Receptacles - Restrooms 131 and 135A	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	491
Branch Wiring - Obstructed Panel Access - Room 240A	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	208
Branch Wiring - Obstructed Panel Access - Room 46	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	417
Branch Wiring - Power Receptacles Lacking - Rooftop	No	D5021 - Branch Wiring Devices	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	11,166
Branch Wiring Renewal	Yes	D5021 - Branch Wiring Devices	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	411,856
Building Wireless Upgrade	No	D50393 - LAN Network - Wireless	Technological Improvements	1- Due within 1 Year of Inspection	Aug 25, 2017	179,757
Carpeting - Broadloom Renewal	Yes	C3020 - Floor	Lifecycle	3- Due	Oct 14,	27,425



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Finishes		within 5 Years of Inspection	2021	
Casework Cabinets Renewal	Yes	E - Equipment and Furnishings	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	155,458
Concrete - Painted Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2018	5,870
Custodial/Utility Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	19,115
DX Condensing Unit - Carrier (Rm15) Renewal	Yes	D3030 - Cooling Generating Systems	Mission	3- Due within 5 Years of Inspection	Oct 14, 2017	4,639
DX Condensing Unit - Carrier (Rm215) Renewal	Yes	D3030 - Cooling Generating Systems	Mission	3- Due within 5 Years of Inspection	Oct 14, 2017	4,639
DX Condensing Unit - Carrier (Rm301) Renewal	Yes	D3030 - Cooling Generating Systems	Mission	3- Due within 5 Years of Inspection	Oct 14, 2017	4,639
DX Condensing Unit - Carrier (Rm302) Renewal	Yes	D3030 - Cooling Generating Systems	Mission	3- Due within 5 Years of Inspection	Oct 14, 2017	4,639
DX Condensing Unit - Carrier (Rm306) Renewal	Yes	D3030 - Cooling Generating Systems	Mission	3- Due within 5 Years of Inspection	Oct 14, 2017	4,639
Damaged Exterior Limestone Wall	No	B2010 - Exterior Walls	Reliability	2- Due within 2 Years of Inspection	Oct 14, 2016	278,372
Damaged or Open Ceiling	No	C3030 - Ceiling Finishes	Reliability	2- Due within 2	Oct 14, 2016	7,650



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Dana Hall 304A Roof Leak	No	B30 - Roofing	Reliability	2- Due within 2 Years of Inspection	Jan 6, 2019	11,288
Distribution Equipment - 2000A 208Y/120V Renewal	Yes	D5012 - Low Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	659,829
Distribution Equipment - Capacity Upgrade Needed	No	D5012 - Low Tension Service and Dist.	Capacity	2- Due within 2 Years of Inspection	Oct 14, 2016	2,041,831
Door Assembly - 3 x 7 Decorative Metal Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2019	99,677
Door Assembly - 6 x 7 HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	8,196
Door Assembly - Large Glazed HM Renewal	Yes	B2030 - Exterior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	41,616
Emergency Eyewash and Shower Units Renewal	Yes	D2010 - Plumbing Fixtures	Mission	3- Due within 5 Years of Inspection	Oct 14, 2020	5,357
Exhaust System - Fume Hoods Renewal	Yes	D3040 - Distribution Systems	Mission	3- Due within 5 Years of Inspection	Oct 14, 2017	412,903
Exhaust System - General Building Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	82,262
Exhaust System - Restroom Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	13,467



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Exit Signs Renewal	Yes	D5092 - Emergency Light and Power Systems	Lifecycle	Inspection 3- Due within 5 Years of Inspection	Oct 14, 2023	89,742
Exterior Stairs - Concrete Renewal	Yes	B1015 - Exterior Stairs and Fire Escapes	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	4,912
Fan Coil System - Cabinet - Heating/Cooling - 4 Pipe Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	148,053
Fire Alarm System Renewal	Yes	D5037 - Fire Alarm Systems	Lifecycle	2- Due within 2 Years of Inspection	Oct 14, 2016	594,544
Fire Protection - Building Not Sprinklered	No	D40 - Fire Protection	Building Code	4- Not Time Based		461,893
Fittings - Signage (Room Numbering and Identification) Renewal	Yes	C1035 - Identifying Devices	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2017	16,083
Four Pipe Distribution System w/Pumps Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	1,492,929
GWB Taped and Finished Renewal	Yes	C3030 - Ceiling Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2020	108,163
HVAC Distribution System - Ductwork Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	443,375
Heat Trace Installation	No	D2040 - Rain Water Drainage	Reliability	3- Due within 5 Years of Inspection	Aug 28, 2020	23,027
INSTALL SUPPLY/RETURN FANS	No	D3040 - Distribution	Reliability	1- Due within 1	Sep 3, 2016	0



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Systems		Year of Inspection		
Inadequate Ventilation - Engineering Study	No	D30 - HVAC	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	19,900
Install Cowling over Outside Wall Louvers in Rm 316	No	D3040 - Distribution Systems	Lifecycle	1- Due within 1 Year of Inspection	May 26, 2018	13,427
Install Insulation	No	B2010 - Exterior Walls	Reliability	2- Due within 2 Years of Inspection	Sep 1, 2015	55,674
LAN System Renewal	Yes	D50392 - LAN Network - Wired	Technological Improvements	3- Due within 5 Years of Inspection	Oct 14, 2017	596,894
Lab Acid Waste System - Glass Pipe Renewal	Yes	D2090 - Other Plumbing Systems	Mission	3- Due within 5 Years of Inspection	Oct 14, 2017	287,141
Laboratory Casework Renewal	Yes	E - Equipment and Furnishings	Mission	3- Due within 5 Years of Inspection	Oct 14, 2020	360,750
Laboratory Sinks Renewal	Yes	D2010 - Plumbing Fixtures	Mission	3- Due within 5 Years of Inspection	Oct 14, 2020	350,952
Main Emergency Electrical Service - Panels Lacking	No	D5010 - Electrical Service and Distribution	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	68,028
Main Normal Unit Substation - 208Y/120V Renewal	Yes	D5011 - High Tension Service and Dist.	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	141,096
Make-Up Air Unit w/ Cooling Tower - Cooling w/Steam Heat Renewal	Yes	D3050 - Terminal and Package Units	Mission	2- Due within 2 Years of	Oct 14, 2016	27,184



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Metal Paneled Walls Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	1,919
Modified Bitumen Renewal	Yes	B30 - Roofing	Lifecycle	2- Due within 2 Years of Inspection	Oct 14, 2016	757,976
Natural Gas Distribution for Lab Renewal	Yes	D2090 - Other Plumbing Systems	Mission	3- Due within 5 Years of Inspection	Oct 14, 2020	132,857
PATCH AND PAINT ROOM 251	No	C3010 - Wall Finishes	Lifecycle	2- Due within 2 Years of Inspection	Jun 14, 2018	903
Paint Masonry/Epoxy Finish Renewal	Yes	C3010 - Wall Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2020	275,000
Painted Plaster Renewal	Yes	C3030 - Ceiling Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2020	368,000
Perimeter Heat System - Hydronic Fin Tube Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	697,877
Pneumatic Controls - Average Renewal	Yes	D3060 - Controls and Instrumentation	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	566,210
REPLACE RADIATOR VALVES & TRAPS	No	D3040 - Distribution Systems	Reliability	2- Due within 2 Years of Inspection	Sep 8, 2014	0
Refrigeration Walk-in Unit Renewal	Yes	D3032 - Direct Expansion Systems	Mission	1- Due within 1 Year of Inspection	Oct 14, 2015	30,711



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Replace Condensate Receiver Tank and Pumps	No	D3040 - Distribution Systems	Reliability	1- Due within 1 Year of Inspection	May 23, 2018	5,458
Restroom Accessories Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	3,496
Restroom Accessories Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	10,488
Restroom Fixtures - Group Locker Room Showers Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	20,342
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	31,676
Restroom Fixtures Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	95,029
Roof Drainage - Gravity Renewal	Yes	D2040 - Rain Water Drainage	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	220,940
Sanitary Waste - Gravity Disch Renewal	Yes	D2030 - Sanitary Waste	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	277,585
Shop Air Compressor Renewal	Yes	D2090 - Other Plumbing Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	28,060
Stair Handrails - Non-Compliant	No	C20 - Stairs	Building Code	4- Not Time Based		27,914
Stairs - Spiral Staircase Renewal	Yes	C20 - Stairs	Lifecycle	3- Due within 5 Years of	Oct 14, 2024	4,824



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Stairs - Wood Renewal	Yes	C20 - Stairs	Lifecycle	Inspection 3- Due within 5 Years of Inspection	Oct 14, 2019	1,267
Steam Piping and Condensate Return Renewal	Yes	D3040 - Distribution Systems	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	236,110
Steel Crane Renewal	Yes	E10 - Equipment	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	43,005
Stone Veneer Walls - Limestone Renewal	Yes	B2010 - Exterior Walls	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2024	24,473
Supply Fans 1-6 - Const Volume Renewal	Yes	D3040 - Distribution Systems	Mission	3- Due within 5 Years of Inspection	Oct 14, 2017	191,288
Swinging Doors - 3 x 7 HM Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2022	194,138
Swinging Doors - 3 x 7 Wd Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2022	446,586
Swinging Doors - Pair - 6 x 7 HM - Rated Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	43,825
Swinging Doors - Pair - 6 x 7 Wd - Rated Renewal	Yes	C1020 - Interior Doors	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2022	273,448
Toilet Partitions - Steel Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	8,691



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
Toilet Partitions - Steel Renewal	Yes	C1030 - Fittings	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	4,345
Traction Geared Freight Elevator - Exposed Live Electrical Parts - Elevator Machine Room 501	No	D1010 - Elevators and Lifts	Life Safety	1- Due within 1 Year of Inspection	Oct 14, 2015	4,046
Traction Geared Freight Elevator Renewal	Yes	D1010 - Elevators and Lifts	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	395,069
Unit Heaters - Steam/Hot Water Renewal	Yes	D3050 - Terminal and Package Units	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2017	18,272
Update freight elevator cab wall paint and refinish wood floor and entry doors	No	D1010 - Elevators and Lifts	Interior Finishes	2- Due within 2 Years of Inspection	May 26, 2019	7,642
VAT Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2017	215,016
VCT Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2019	52,777
VCT Renewal	Yes	C3020 - Floor Finishes	Interior Finishes	3- Due within 5 Years of Inspection	Oct 14, 2019	5,864
Water Coolers - 1970 Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	2- Due within 2 Years of Inspection	Oct 14, 2016	25,755
Water Coolers - 1995 Renewal	Yes	D2010 - Plumbing Fixtures	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	25,755
Water Dist Complete Renewal	Yes	D2020 - Domestic	Lifecycle	3- Due	Oct 14,	105,678



Asset Detail Report

By Asset Name

Requirement Name	Renewal	Prime System	Category	Priority	Action Date	Estimated Cost
		Water Distribution		within 5 Years of Inspection	2020	
Wet Standpipe System Renewal	Yes	D40 - Fire Protection	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2020	200,504
Window AC Units Renewal	Yes	D3050 - Terminal and Package Units	Mission	3- Due within 5 Years of Inspection	Oct 14, 2017	143,529
Windows/Storefront Partitions Renewal	Yes	C1010 - Partitions	Lifecycle	3- Due within 5 Years of Inspection	Oct 14, 2022	8,374
Total						16,708,120