State of Nevada
Department of Administration – State Public Works Division
Buildings and Grounds Section

MARLETTE LAKE WATER SYSTEM

5400 N. Carson Street
Carson City, Nevada 89703

Site Number: 9788
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report distributed in January 2022

State of Nevada
Department of Administration – State Public Works Division
Buildings and Grounds Section

The Facility Condition Analysis Program was created under the authority found in NRS 341.128. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects, and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9788

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Built	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
3764	DIVERSION DAM ACTUATOR BLDG	12	0	6/29/2021	$0	$0	$500	$500	$2,000	25%
	5400 N. Carson Street Carson City									
3763	DIVERSION DAM METER BLDG	72	2007	6/29/2021	$0	$6,000	$1,500	$7,500	$32,000	23%
	5400 N. Carson Street Carson City									
3761	LAKEVIEW METER BUILDING	200	1987	6/29/2021	$0	$6,000	$2,000	$8,000	$80,000	10%
	5400 N. Carson Street Carson City									
3760	LAKEVIEW PROPANE STORAGE BLDG	40	1987	6/29/2021	$0	$0	$500	$500	$5,000	10%
	5400 N. Carson Street Carson City									
3765	HOBART METER BUILDING	48	2007	6/29/2021	$0	$0	$1,500	$1,500	$30,000	5%
	5400 N. Carson Street Carson City									
3762	LAKEVIEW WATER TANK	205	1987	6/29/2021	$15,000	$10,000	$4,100	$29,100	$600,000	5%
	5400 N. Carson Street Carson City									
3031	GENERATOR BUILDING	952	2009	6/29/2021	$8,500	$18,000	$19,020	$45,520	$1,920,000	2%
	5400 N. Carson Street Carson City									
9788	MARLETTE LAKE WATER SYSTEM SITE		0	6/29/2021	$21,627,400	$45,000	$0	$21,672,400		0%
	5400 N. Carson Street Carson City									
	Report Totals.....:	**1,529**			**$21,650,900**	**$85,000**	**$29,120**	**$21,765,020**	**$2,669,000**	**815%**

Acronyms List

Acronym	Definition
Building Codes, Laws, Regulations and Guidelines	
AHJ	Authority Having Jurisdiction
AWWA	American Water Works Association
HVAC	Heating, Ventilating & Air Conditioning
IBC	International Building Code
ICC	International Code Council
IEBC	International Existing Building Code
IECC	International Energy Conservation Code
IFC	International Fire Code
IFGC	International Fuel Gas Code
IRC	International Residential Code
NFPA	National Fire Protection Association
NEC	National Electrical Code
OSHA	Occupational Safety and Health Administration
SAD	Standards for Accessible Design
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
UMC	Uniform Mechanical Code
UPC	Uniform Plumbing Code
State of Nevada	
CIP	Capital Improvement Project
FCA	Facility Condition Analysis
FCNI	Facility Condition Needs Index
FRC	Facility Replacement Cost
NAC	Nevada Administrative Code
NDEP	Nevada Department of Environmental Protection
NRS	Nevada Revised Statutes
SFM	State Fire Marshal
SHPO	State Historic Preservation Office
SPWD	State Public Works Division
Miscellaneous	
DDC	Direct Digital Controls
FRP	Fiberglass Reinforced Plastic
GFCI	Ground Fault Circuit Interrupter
LED	Light Emitting Diode
PRV	Pressure Regulating Valve
TDD	Telecommunications Device for the Deaf
VCT	Vinyl Composite Tile

This is a generic acronym list of commonly used terms throughout the Facility Condition Analysis report.

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MARLETTE LAKE WATER SYSTEM SITE

BUILDING REPORT

The Marlette Lake Water System was built in 1873 by the Virginia and Gold Hill Water Company (Hermann Schussler). In 1933, the name changed to Virginia City Water Company. On August 8, 1957, the Virginia City Water Company was sold to Curtis Wright Corporation. On December 2, 1957, it was sold to the Marlette Lake Company and the State of Nevada purchased the water system in June 23, 1963 for 1.65 million. The Marlette Water System is currently managed by State Public Works Division Buildings and Grounds. Initially, the purpose of the Marlette Water System was to provide domestic and mining water. The system currently provides raw water to Carson City and Storey County.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: 21,627,400**

Currently Critical **Immediate to Two Years**

Project Index #: 9788SIT2

HOBART RESERVOIR DAM REHABILITATION

Construction Cost 10,602,300

Dam Safety Inspection Reports were received by State Public Works Division in September 2018 indicating that major work should be undertaken in the near future. In addition the dam requires functional upgrades to outlet valves, piping and controls. This project will fund construction of structural and functional upgrades to the dam. The scope of work includes improvements against seismic events, spillway upgrades, access bridge construction and replacement of discharge piping and outlet valves.
This project is in design under CIP 21-C06 and the estimate is based off that project.

Project Index #: 9788SIT3

MARLETTE LAKE DAM REHABILITATION

Construction Cost 10,928,100

Dam Safety Inspection Reports were received by State Public Works Division in September 2018 indicating that major work should be undertaken in the near future. In addition the dam requires functional upgrades to outlet valves, piping and controls. This project will fund construction of structural and functional upgrades to the dam. The scope of work includes improvements against seismic events, spillway upgrades and replacement of discharge piping and outlet valves.
This project is in design under CIP 19-C08 and the estimate is based off that project.

Project Index #: 9788SFT1

WALKING SURFACES/ GUARDRAILS

Construction Cost $97,000

The Marlette Lake Water System Site has several dams, uneven walking surfaces and wet locations that don't have the proper slip resistant platform walking surfaces required by OSHA 1910.22(a)(2), Where wet processes are used, drainage shall be maintained and false floors, platforms, mats, or other dry standing places should be provided where practicable. There are several locations where it is required for employees to access dams, buildings and other locations where there is possible risk of falling into pits, dams and ditches. Per OSHA 1910.22(c), covers and/or guardrails shall be provided to protect personnel from the hazards of open pits, tanks, vats, ditches, etc. This project will provide funding for OSHA required nonslip platforms and railings to be installed across dams, ditches, and uneven surfacing throughout the site where necessary.
This project is in design under CIP 21-M15 and the estimate is based off that project.
This project or a portion thereof was previously recommended in the FCA report dated 10/03/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $45,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 9788SIT1

FENCING INSTALLATION **Construction Cost $45,000**

The Marlette Lake Water System Site has several buildings, abandoned water ways, and many areas where the general public use the area for hiking, biking, and other outdoor activities. This site requires a higher level of security for the safety of the general public and also to protect the drinking water supply. This project would provide for permanent chain link fencing to surround the high security buildings and protect the drinking water supply. Additional chain link fencing is needed for the general public's safety to protect them from areas where safety is a concern. This project would provide 1000 LF of chain link fencing throughout the site at $45 per LF.
This project is in design under CIP 21-M15 and the estimate is based off that project.
This project or a portion thereof was previously recommended in the FCA report dated 10/03/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$21,627,400**
Priority Class 2:	**$45,000**
Priority Class 3:	**$0**
Grand Total:	**$21,672,400**

HOBART METER BUILDING

BUILDING REPORT

The Hobart Meter Building is a CMU and wood framed structure. It has a slab-on-grade foundation with a standing seam metal roof. It houses a gate valve for the Dam.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,500**

Long-Term Needs **Four to Ten Years**

Project Index #: 3765EXT1

EXTERIOR FINISHES

Construction Cost $1,500

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**48**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**2007**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**75 % Painted CMU**	**Construction Type:**	**CMU and wood frame**
Exterior Finish 2:	**25 % Metal Siding**	**IBC Construction Type:**	**I-A**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$31.25**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$30,000**
Priority Class 3:	**$1,500**	**Facility Replacement Cost per Square Foot:**	**$625**
Grand Total:	**$1,500**	**FCNI:**	**5%**

DIVERSION DAM ACTUATOR BLDG

BUILDING REPORT

The Actuator Building wall are chain link fence, with privacy slats and a metal roof. The building is located on the dam and controls the sliding gate for the dam to open and close. Access to the building is hazardous and should have improevments to walking surface and guards which are addressed in the Site Projects portion of this report.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $500**

Long-Term Needs **Four to Ten Years**

Project Index #: 3764EXT1

EXTERIOR FINISHES

Construction Cost $500

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the structure. This project recommends work to protect the exterior building envelope including repairs to the exterior fencing, privacy slats, fence posts and hardware. This project would provide funding to protect the exterior of the building excluding the roof. It is recommended that this project be implemented in the next 8 - 10 years and it is also recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**12**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**0**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Steel post**	**Construction Type:**	**Steel fence posts**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**I-A**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$41.67**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$2,000**
Priority Class 3:	**$500**	**Facility Replacement Cost per Square Foot:**	**$167**
Grand Total:	**$500**	**FCNI:**	**25%**

DIVERSION DAM METER BLDG

BUILDING REPORT

The Diversion Dam Meter Building is a CMU structure with a slab-on-grade foundation and a standing seam metal roof. The building is alarmed through Sierra Controls and is a heated structure. It meters the water flow through the Diversion Dam.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $6,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 3763SFT1

EXTERIOR LANDING INSTALLATION **Construction Cost $6,000**

There is an out-swinging exterior door from the building that swings out over a step and does not have a landing that complies with IBC 2018. IBC Section 1008 which requires a landing to be not more than 1/2" below the threshold. This project would provide for the installation of a compliant landing for the door.
This project or a portion thereof was previously recommended in the FCA report dated 10/03/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $1,500**

Long-Term Needs **Four to Ten Years**

Project Index #: 3763EXT1

EXTERIOR FINISHES **Construction Cost $1,500**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**72**	**IBC Occupancy Type 1:**	**0 % U**
Year Constructed:	**2007**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted CMU**	**Construction Type:**	**Concrete Masonry and Steel**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**I-A**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$104.17**
Priority Class 2:	**$6,000**	**Total Facility Replacement Construction Cost:**	**$32,000**
Priority Class 3:	**$1,500**	**Facility Replacement Cost per Square Foot:**	**$444**
Grand Total:	**$7,500**	**FCNI:**	**23%**

LAKEVIEW WATER TANK

BUILDING REPORT

The Lakeview Water Tank is constructed of welded steel, has a painted exterior and holds up to 22,000 gallons of water.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $15,000**

Currently Critical **Immediate to Two Years**

Project Index #: 3762EXT2

GUARDRAIL **Construction Cost $15,000**

The NFPA 22 standard designates the requirements for water tanks used for private fire protection. This tank is used to store water for fire protection and is an AWWA D100 tank that is required to have 360° guardrails. This project would provide for the purchase and installation of new guardrails to be located at the top of the water tank.
This project or a portion thereof was previously recommended in the FCA report dated 10/03/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $10,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 3762INT1

INTERIOR FINISHES **Construction Cost $10,000**

It is important to maintain water quality, quantity and the interior finish of the water tank. This project would include hiring certified divers or draining the tank to inspect and clean the interior walls, and to weld, sandblast and perform repairs and add protective coatings, if needed. It is important to follow all ANSI, NSF and AWWA approved ways to disinfect and repair water tanks. The standard recommendation is to conduct a comprehensive inspection inside the water tank every 5 years, except for newly constructed tanks. Newly constructed water tanks should be inspected within 10 years of service and every 5 years thereafter.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $4,100**

Long-Term Needs **Four to Ten Years**

Project Index #: 3762EXT1

EXTERIOR FINISHES **Construction Cost $4,100**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the tank. This project recommends work to protect the exterior of the tank to include preparation for painting, caulk and paint. It is recommended for this project to be implemented in the next 6 - 8 years. An additional recommendation is to conduct inspections and testing on a cyclical basis based per NAC 445.

BUILDING INFORMATION:

Gross Area (square feet):	**205**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1987**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % painted steel**	**Construction Type:**	**Steel**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**I-A**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$15,000**	**Project Construction Cost per Square Foot:**	**$141.95**
Priority Class 2:	**$10,000**	**Total Facility Replacement Construction Cost:**	**$600,000**
Priority Class 3:	**$4,100**	**Facility Replacement Cost per Square Foot:**	**$2,927**
Grand Total:	**$29,100**	**FCNI:**	**5%**

LAKEVIEW METER BUILDING

BUILDING REPORT

The Lakeview Meter Building is a CMU structure with a slab-on-grade foundation and an asphalt composition roof. The building is alarmed through Sierra Controls and is a heated structure. It meters the water flow to Carson City.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $6,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 3761SFT1

EXTERIOR LANDING INSTALLATION **Construction Cost $6,000**

There is an out-swinging exterior door from the building which swings out over a step and does not have a landing that complies with IBC 2018. IBC Section 1008 requires a landing to be not more than 1/2" below the threshold. This project would provide for the installation of a compliant landing for the door.
This project or a portion thereof was previously recommended in the FCA report dated 10/03/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $2,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 3761EXT2

EXTERIOR FINISHES **Construction Cost $2,000**

The exterior finishes were in fair condition with a little paint flaking starting on the north side that should be addressed. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit and T1-11 walls, and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**200**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1987**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**0 % Painted CMU**	**Construction Type:**	**Concrete Masonry and Wood**
Exterior Finish 2:	**0 % Painted Wood Siding**	**IBC Construction Type:**	**V-B**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$40.00**
Priority Class 2:	**$6,000**	**Total Facility Replacement Construction Cost:**	**$80,000**
Priority Class 3:	**$2,000**	**Facility Replacement Cost per Square Foot:**	**$400**
Grand Total:	**$8,000**	**FCNI:**	**10%**

LAKEVIEW PROPANE STORAGE BLDG

BUILDING REPORT

The Lakeview Propane Storage Building is constructed of fence posts with chain link fencing and privacy slats and has a standing seam metal roof. It houses a propane tank.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $500**

Long-Term Needs **Four to Ten Years**

Project Index #: 3760EXT1

EXTERIOR FINISHES **Construction Cost $500**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the structure. This project recommends work to protect the exterior building envelope including repairs to the exterior fencing, privacy slats, fence posts and hardware. This project would provide funding to protect the exterior of the building excluding the roof. It is recommended that this project be implemented in the next 8 - 10 years and it is also recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**40**	**IBC Occupancy Type 1:**	**100 % U**
Year Constructed:	**1987**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Steel post**	**Construction Type:**	**Metal fence posts**
Exterior Finish 2:	**%**	**IBC Construction Type:**	**I-A**
Number of Levels (Floors):	**1 Basement? No**	**Percent Fire Supressed:**	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$12.50**
Priority Class 2:	**$0**	**Total Facility Replacement Construction Cost:**	**$5,000**
Priority Class 3:	**$500**	**Facility Replacement Cost per Square Foot:**	**$125**
Grand Total:	**$500**	**FCNI:**	**10%**

GENERATOR BUILDING

BUILDING REPORT

The Generator Building is a CMU structure with a slab-on-grade foundation and a standing seam metal roof. This building houses two generators. The larger generator is 350kw and supplies power to a 250hp pump that supplies 1,500 gallons per minute of water from Marlette Lake to Hobart Reservoir.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $8,500**

Currently Critical **Immediate to Two Years**

Project Index #: 3031ENV1

SPILL CONTAINMENT **Construction Cost $8,500**

The building does not have a method for containing spills or leakage from drums. This project would add secondary containment pallets for all containers in the building and install placards on the building's exterior.
This project or a portion thereof was previously recommended in the FCA report dated 09/13/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $18,000**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 3031HVA1

HEATER REPLACEMENT **Construction Cost $18,000**

The building currently has open combustion air for the generator. The combustion air is located on the side wall and on the ceiling. When the heater runs in the building the heat rises and escapes through the combustion air on the ceiling. This makes the building very unpleasant to work in when the weather is cold. This project would remove the existing heater and provide for the installation of two suspended radiant heaters. The estimate includes two radiant heaters, seismic supports and connections to all the utilities.
This project or a portion thereof was previously recommended in the FCA report dated 09/13/2016. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $19,020**

Long-Term Needs **Four to Ten Years**

Project Index #: 3031EXT1

EXTERIOR FINISHES **Construction Cost $9,500**

The exterior finishes were in good condition. It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the concrete masonry unit walls and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 3031INT1

INTERIOR FINISHES **Construction Cost $9,520**

It is recommended to repair and seal the interior concrete block walls at least once in the next 8 - 10 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped.

BUILDING INFORMATION:

Gross Area (square feet):	**952**	**IBC Occupancy Type 1:**	**0 % U**
Year Constructed:	**2009**	**IBC Occupancy Type 2:**	**0 %**
Exterior Finish 1:	**100 % Painted CMU**	**Construction Type:**	**Slab on grade, CMU walls, and**
Exterior Finish 2:	**0 %**	**IBC Construction Type:**	**I-A**
Number of Levels (Floors):	**1**	**Basement?**	**No**
		Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$8,500**	**Project Construction Cost per Square Foot:**	**$47.82**
Priority Class 2:	**$18,000**	**Total Facility Replacement Construction Cost:**	**$1,920,000**
Priority Class 3:	**$19,020**	**Facility Replacement Cost per Square Foot:**	**$2,017**
Grand Total:	**$45,520**	**FCNI:**	**2%**

NOTES:

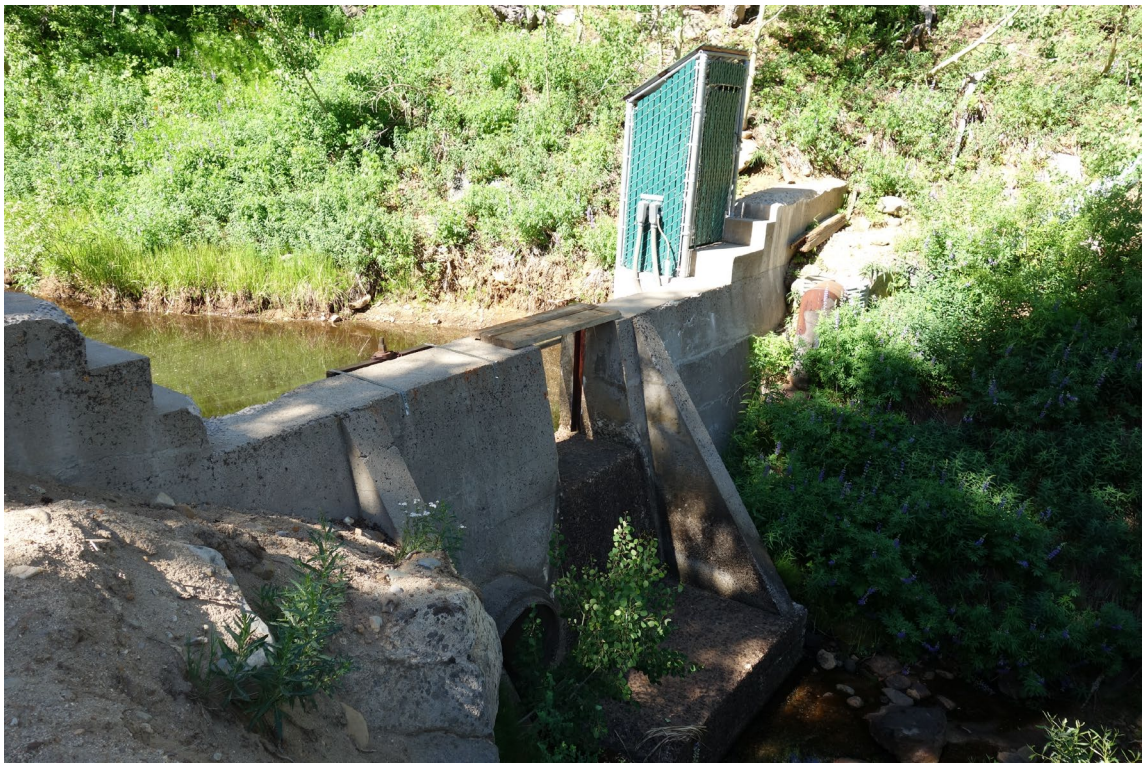
The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

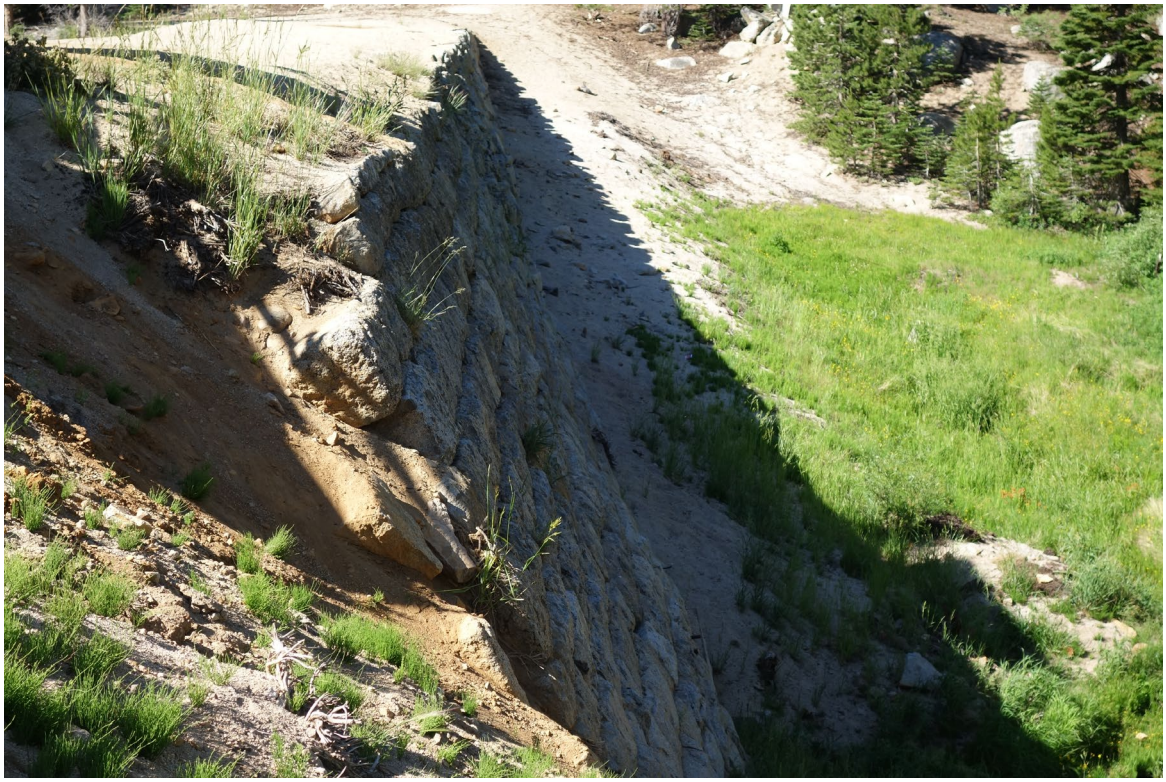
This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

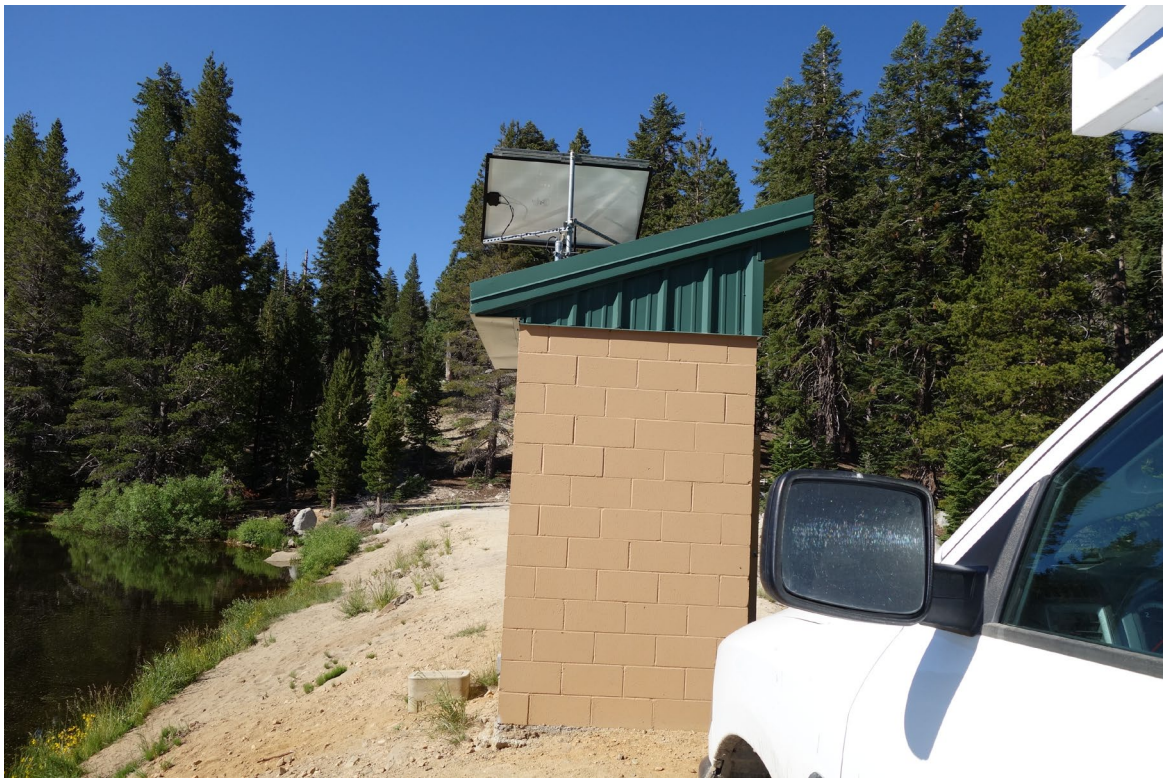
State Public Works Division	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile



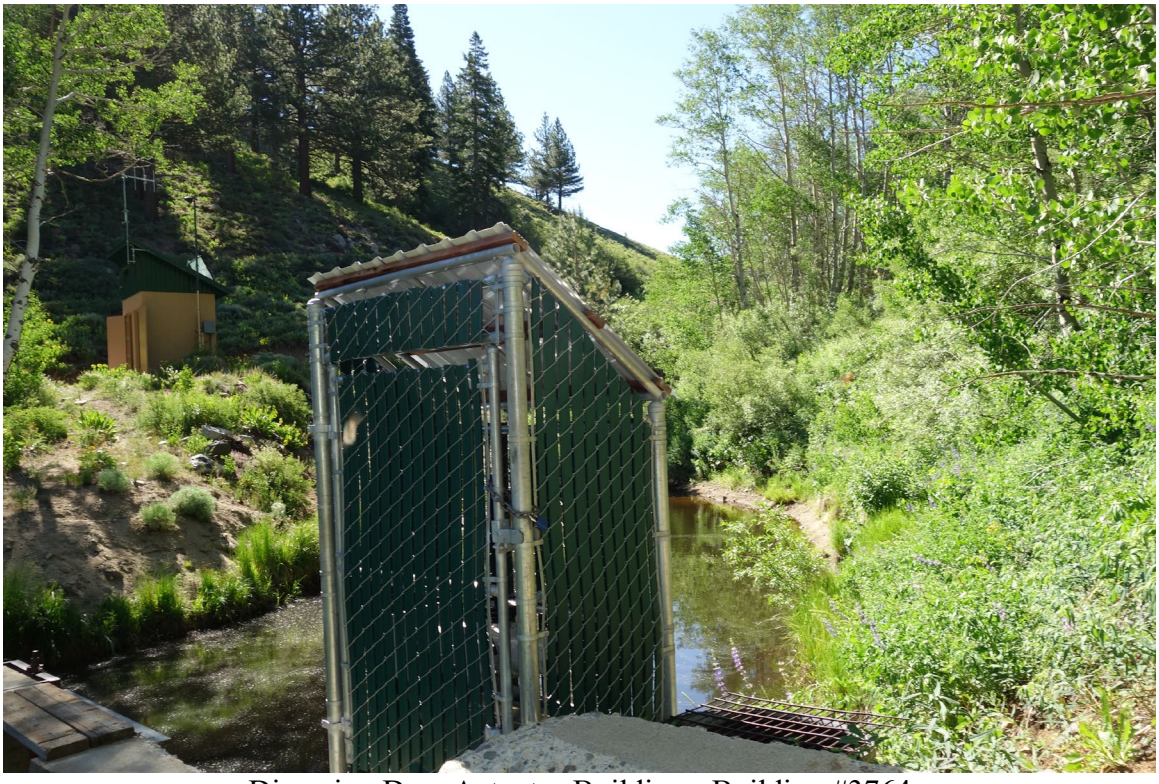
Marlette Lake Water System - Site #9788
Description: Walking Surfaces / Guardrails Needed.



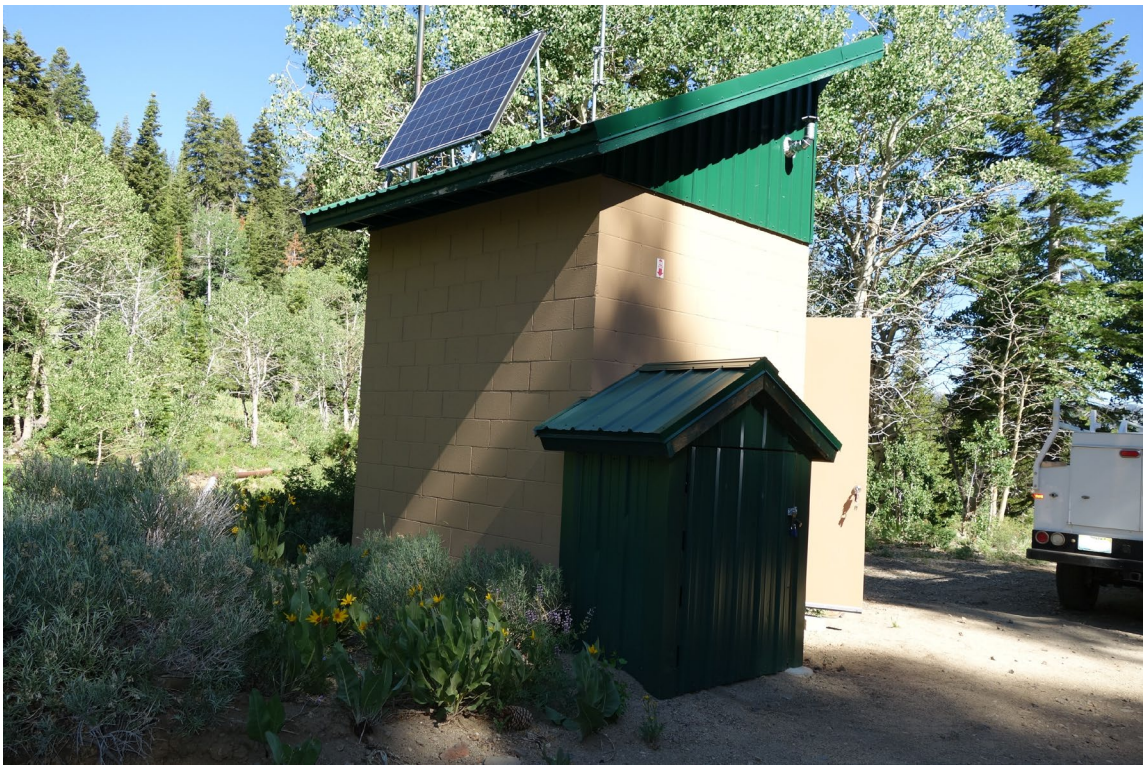
Marlette Lake Water System - Site #9788
Description: View of Hobart Dam.



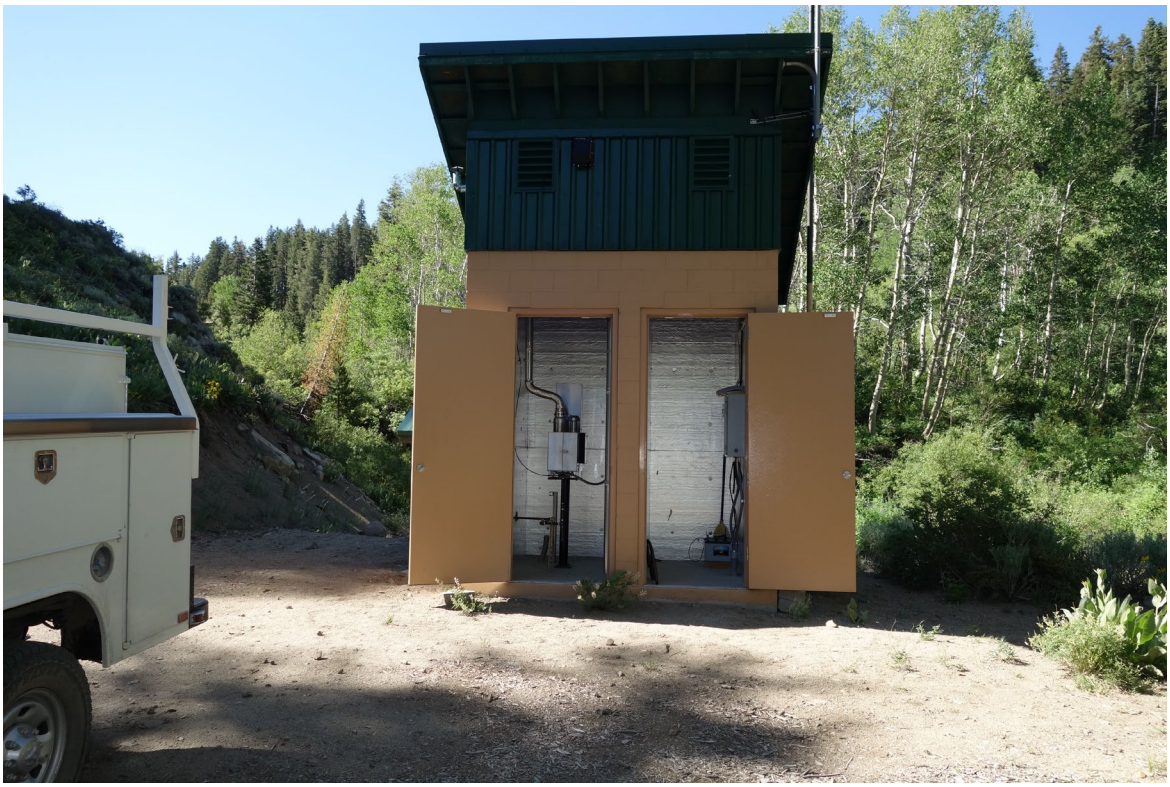
Hobart Meter Building - Building #3765
Description: View of the Building.



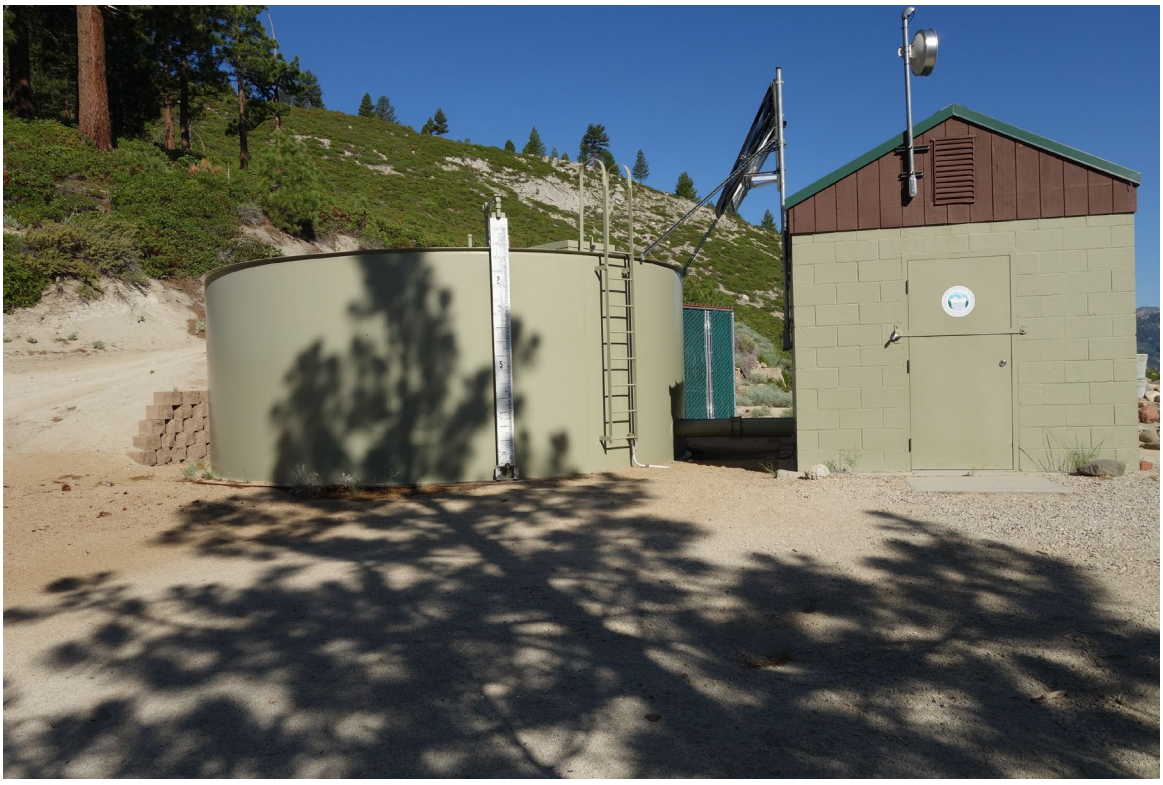
Diversion Dam Actuator Building - Building #3764
Description: View of the Structure.



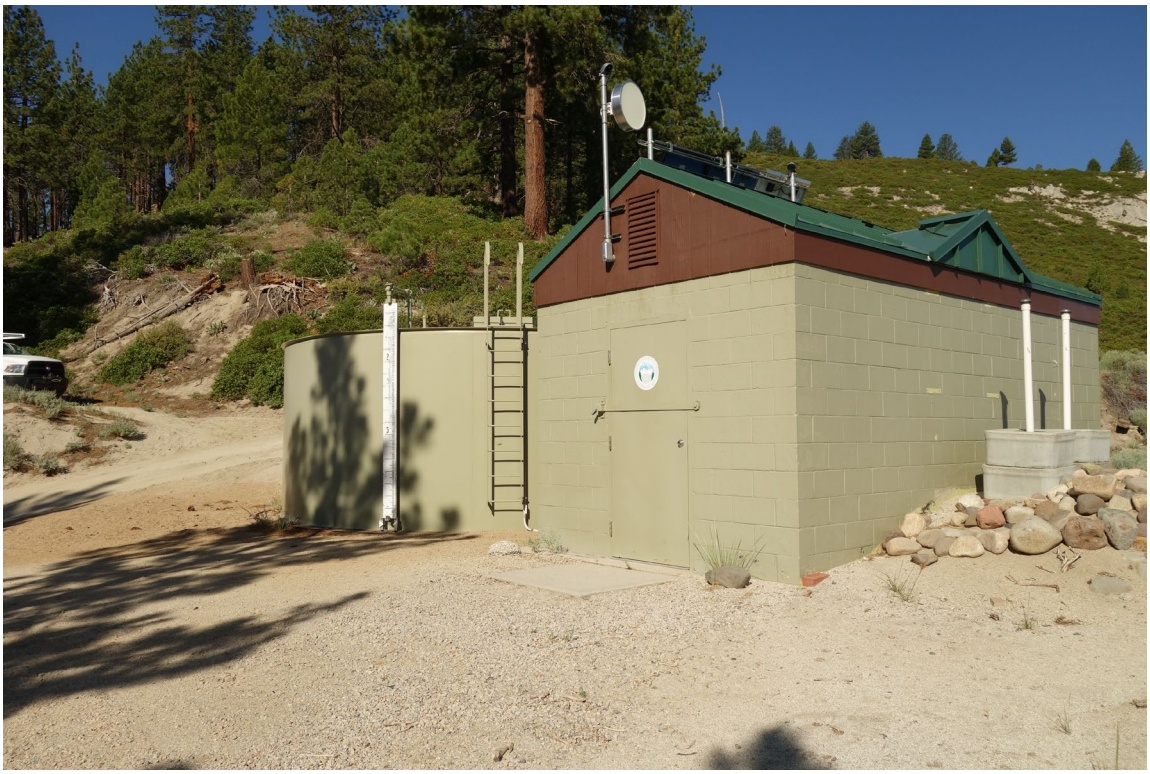
Diversion Dam Meter Building – Building #3763
Description: View of the Building.



Diversion Dam Meter Building – Building #3763
Description: Exterior Landing Installation Needed.

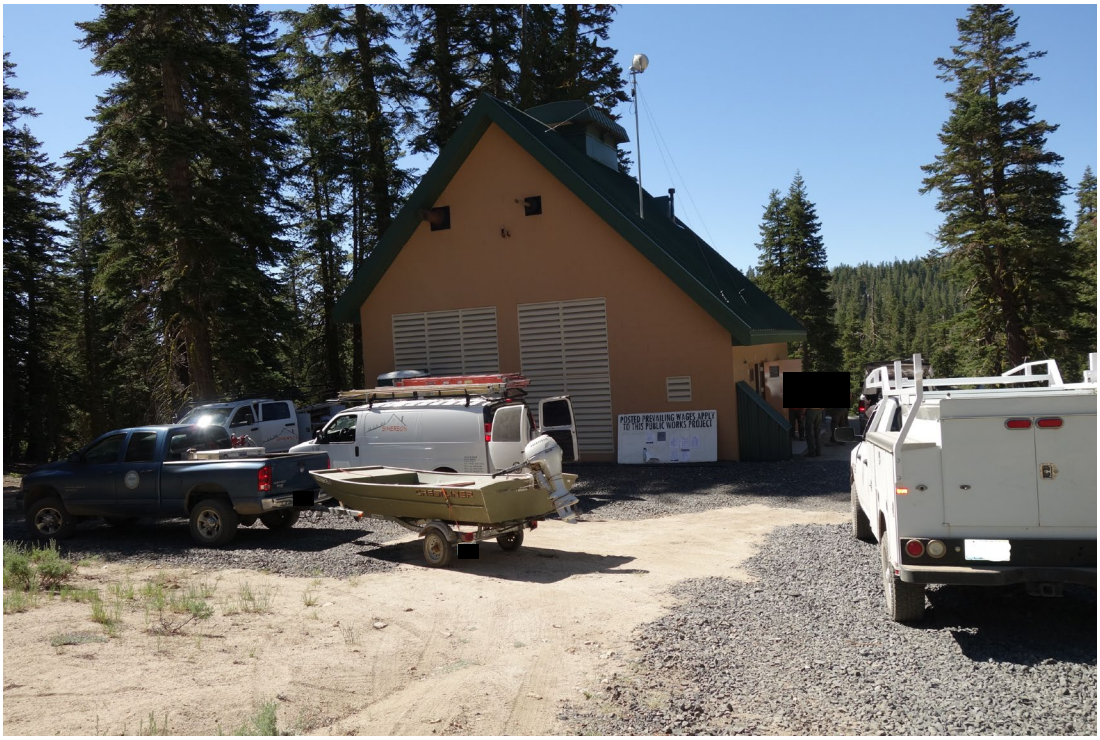


Lakeview Water Tank – Building #3762
Description: View of the Tank.



Lakeview Meter Building - Building #3761
Description: View of the Building.

Lakeview Propane Storage Building - Building #3760
Description: View of the Structure.



Generator Building - Building #3031
Description: View of the Building.