

State of Nevada
Department of Conservation & Natural Resources

WESTERN REGION NDF NURSERY SITE

885 Eastlake Blvd.
Carson City, Nevada 89704

Site Number: 9795
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report distributed in December 2021

State of Nevada
Department of Conservation & Natural Resources

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: 9795

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
0890	NURSERY COOK HOUSE	700	1980	8/15/2018	\$56,000	\$157,650	\$0	\$213,650	\$210,000	102%
	885 Eastlake Blvd. Washoe Valley									
0894	NURSERY SHOP	480	1978	8/15/2018	\$1,900	\$28,800	\$0	\$30,700	\$36,000	85%
	885 Eastlake Blvd. Washoe Valley									
0889	NURSERY OFFICE	500	1900	8/15/2018	\$44,800	\$60,450	\$5,000	\$110,250	\$150,000	74%
	885 Eastlake Blvd. Washoe Valley									
0893	NURSERY SEED/REFRIGERATOR BUILDING	600	1984	8/15/2018	\$1,700	\$14,400	\$0	\$16,100	\$45,000	36%
	885 Eastlake Blvd. Washoe Valley									
0891	NURSERY PLANTING BUILDING	900	1979	8/15/2018	\$1,200	\$17,500	\$0	\$18,700	\$67,500	28%
	885 Eastlake Blvd. Washoe Valley									
2340	NURSERY GREENHOUSE #2 (WEST)	3000	2002	8/15/2018	\$0	\$0	\$15,000	\$15,000	\$75,000	20%
	885 Eastlake Blvd. Washoe Valley									
0888	NURSERY GREENHOUSE #1 (EAST)	3000	1979	8/15/2018	\$0	\$0	\$15,000	\$15,000	\$75,000	20%
	885 Eastlake Blvd. Washoe Valley									
2341	NURSERY LATH HOUSE (NORTH)	9000	2006	8/15/2018	\$0	\$0	\$27,000	\$27,000	\$180,000	15%
	885 Eastlake Blvd. Washoe Valley									
2343	NURSERY SEED BANK	1450	1995	8/15/2018	\$0	\$6,000	\$7,250	\$13,250	\$108,750	12%
	885 Eastlake Blvd. Washoe Valley									
2342	NURSERY LATH HOUSE (SOUTH)	6000	2006	8/15/2018	\$0	\$0	\$18,000	\$18,000	\$180,000	10%
	885 Eastlake Blvd. Washoe Valley									
2344	NURSERY PUMP HOUSE	85	2002	8/15/2018	\$0	\$0	\$1,275	\$1,275	\$12,800	10%
	885 Eastlake Blvd. Washoe Valley									
2345	NURSERY PLANTING BUILDING STORAGE	540	2003	8/15/2018	\$0	\$1,600	\$0	\$1,600	\$27,000	6%
	885 Eastlake Blvd. Washoe Valley									
9795	WESTERN REGION NDF NURSERY SITE		0	8/15/2018	\$282,000	\$112,300	\$0	\$394,300		0%
	885 Eastlake Blvd. Washoe Valley									
Report Totals.....:		26,255			\$387,600	\$398,700	\$88,525	\$874,825	\$1,167,050	75%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
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
<i>State of Nevada</i>	
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
<i>Miscellaneous</i>	
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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WESTERN REGION NDF NURSERY SITE

SPWD Facility Condition Analysis - 9795

Survey Date: 8/15/2018

WESTERN REGION NDF NURSERY SITE**BUILDING REPORT**

The Western Region Nursery site is located in northeast Washoe Valley just to the north of the NDF Headquarters facility. There is a total of 12 structures on site which cater to seed storage and nursery operations for the Division of Forestry. The facility is open to the public at certain times of the year. The parking and circulation roads are all dirt and the site does not have any ADA accessible parking or designated routes of travel. The site is served by a primary and backup well, natural gas and sewer services and is completely fenced.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$282,000****Currently Critical****Immediate to Two Years****4" BACKFLOW ASSEMBLY, VAULT, AND POWER****Project Index #: 9795ENV1****Construction Cost \$34,500**

State Health Law (NAC 445A.67185) and the Plumbing Code (UPC Section 603) require backflow prevention on water service connections to ensure that there are no unprotected connections between the supplies of water, systems for the pumping, storage and treatment of water, and distribution system of the public water system and any source of pollution or contamination pursuant to which any unsafe water or other degrading material can be discharged or drawn into the public water system as a result of back siphonage or backpressure. This project allows for the installation of double check valves or reduced pressure backflow preventers as appropriate to the hazard and in appropriate locations near the potential source of contamination. Costs include an above ground vault, and allowance for 200 feet of 1" conduit to provide power for freeze protection.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

ADA IMPROVEMENTS**Project Index #: 9795ADA1****Construction Cost \$109,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. A concrete parking area, passenger loading area, sidewalks and ramps are necessary to comply with ADA requirements. The sidewalks and ramps will provide access to the Office, the public restrooms at the Cook House, the Lath Houses and any other area on the site that the public is allowed to go to view and purchase plants. Estimated amount of sidewalk installation & replacement is 1,000 lineal feet. Additionally, this project would provide 400 square feet of concrete van accessible ADA parking, loading space signage. This will require regrading, installing P.C. concrete, striping, signage, railings and any other necessary upgrades. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

WATER LINE / FIRE PROTECTION**Project Index #: 9795SFT2****Construction Cost \$138,000**

This project would provide for a fire water supply line to be installed and connected to the public water system if fire hydrants were to be installed at the site.

This project includes 1,000 lineal feet of 6" water main to tie into the existing public water system. The public water system location will need to be verified if this project were to be implemented.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$112,300****Necessary - Not Yet Critical****Two to Four Years****BACKUP WELL PUMP REPLACEMENT****Project Index #: 9795ENV4****Construction Cost \$20,700**

The nursery has a main well and backup well. The backup well equipment is at the end of its useful life and should be replaced. This project provides for the replacement of the 1.5 hp pump and associated equipment.

This project or a portion thereof was previously recommended in the FCA report dated 03/04/2003 and 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

IRRIGATION UPGRADE**Project Index #: 9795SIT2****Construction Cost \$16,600**

The existing landscape irrigation lines throughout the site are reaching the end of their expected life and should be scheduled for replacement. This project would provide for the removal of the existing irrigation lines and the purchase and installation of new lines. 3,000 linear feet was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

REPAIR AND MAINTAIN ROADS**Project Index #: 9795SIT6****Construction Cost \$75,000**

The Nursery site has approximately 40,000 square feet of dirt roads and parking areas and no equipment to maintain them. Precipitation causes erosion to all road and parking areas making it difficult to access the site. This project would fund re-grading the roadways and parking areas on the site and lay down and compact a 6" road base.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$282,000
Priority Class 2:	\$112,300
Priority Class 3:	\$0
Grand Total:	\$394,300

NURSERY PLANTING BUILDING STORAGE

SPWD Facility Condition Analysis - 2345

Survey Date: 8/15/2018

NURSERY PLANTING BUILDING STORAGE BUILDING REPORT

The Nursery Planting Building Storage is a three sided wood framed structure with a rolled asphalt roofing system. It has a dirt floor and is used for storage. It is attached to the main Planting Building but is a separate structure. It is in fair shape.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,600****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2345EXT1****EXTERIOR FINISHES****Construction Cost \$1,600**

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. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 3-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 540	IBC Occupancy Type 1: 0 % S-2
Year Constructed: 2003	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 75 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: 25 % Open	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:	\$2.96
Priority Class 2:	\$1,600	Total Facility Replacement Construction Cost:	\$27,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$50
Grand Total:	\$1,600	FCNI:	6%

NURSERY PUMP HOUSE

SPWD Facility Condition Analysis - 2344

Survey Date: 8/15/2018

NURSERY PUMP HOUSE**BUILDING REPORT**

The Pump House is a wood framed structure with a standing seam metal roof on a concrete foundation which contains the main well head and 4 pressurized water storage tanks.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$1,275****Long-Term Needs****Four to Ten Years****Project Index #: 2344EXT1****EXTERIOR FINISHES****Construction Cost \$850**

The exterior finishes are in fair 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. Included in the cost is sanding, priming and painting and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 4 - 6 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2344INT1**INTERIOR FINISHES****Construction Cost \$425**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next four to five years. Prior to painting, all surfaces should be repaired and prepped.

BUILDING INFORMATION:

Gross Area (square feet): 85	IBC Occupancy Type 1: 100 % U
Year Constructed: 2002	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Framing
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$15.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$13,000
Priority Class 3:	\$1,275	Facility Replacement Cost per Square Foot:	\$151
Grand Total:	\$1,275	FCNI:	10%

NURSERY SEED BANK

SPWD Facility Condition Analysis - 2343

Survey Date: 8/15/2018

NURSERY SEED BANK**BUILDING REPORT**

The Nursery Seed Bank is an uninsulated prefabricated metal structure on a concrete foundation. It is located on the south side of the site and has a loading dock ramp and a large storage area for seed and related items. The building does not have any heating or cooling.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$6,000****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 2343EXT3****EXTERIOR LANDING INSTALLATION****Construction Cost \$3,500**

There is an exterior stairway and ramp from the loading dock which do not have landings and the loading dock area is currently dirt. This project would provide for concrete landings to be installed at the bottom of the ramp and stairs and a concrete slab-on-grade to be installed where trucks make their deliveries.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

Project Index #: 2343EXT2**LOADING DOCK REPAIRS****Construction Cost \$2,500**

The hydraulic lift on the loading dock was not functioning properly during the survey. The lift is original to the building and should be scheduled for repair. This project would provide for a licensed mechanic to repair the lift to its original working condition.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$7,250****Long-Term Needs****Four to Ten Years****Project Index #: 2343EXT1****EXTERIOR FINISHES****Construction Cost \$7,250**

The exterior finishes are 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. Included in the cost is priming and painting to repair the graffiti damage and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 7 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 1,450	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1995	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Prefabricated Metal Building
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$9.14
Priority Class 2: \$6,000	Total Facility Replacement Construction Cost: \$109,000
Priority Class 3: \$7,250	Facility Replacement Cost per Square Foot: \$75
Grand Total: \$13,250	FCNI: 12%

NURSERY LATH HOUSE (SOUTH)

SPWD Facility Condition Analysis - 2342

Survey Date: 8/15/2018

NURSERY LATH HOUSE (SOUTH)**BUILDING REPORT**

The Lath House is a wood post and beam structure with lattice side panels and spaced 2x4 roof members to allow for natural light. There is an automatic watering system and French drains in and around the building. The building was rebuilt in 2006 under 06-A002.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$18,000****Long-Term Needs****Four to Ten Years****Project Index #: 2342EXT1****EXTERIOR FINISHES****Construction Cost \$18,000**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for staining the wood and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 6,000	IBC Occupancy Type 1: 100 % U
Year Constructed: 2006	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Post & Beam	Construction Type: Wood Post & Beam
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$3.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$180,000
Priority Class 3:	\$18,000	Facility Replacement Cost per Square Foot:	\$30
Grand Total:	\$18,000	FCNI:	10%

NURSERY LATH HOUSE (NORTH)

SPWD Facility Condition Analysis - 2341

Survey Date: 8/15/2018

NURSERY LATH HOUSE (NORTH)**BUILDING REPORT**

The Lath House is a wood post and beam structure with lattice side panels and spaced 2x4 roof members to allow for natural light. There is an automatic watering system and French drains in and around the building. The building was rebuilt in 2006 under 06-A002.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$27,000****Long-Term Needs****Four to Ten Years****Project Index #: 2341EXT1****EXTERIOR FINISHES****Construction Cost \$27,000**

It is important to maintain the finish, weather resistance and appearance of the structure. This project would provide for staining of the structure and it is recommended that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 9,000	IBC Occupancy Type 1: 100 % U
Year Constructed: 2006	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Post & Beam	Construction Type: Wood Post & Beam
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 1	Percent Fire Suppressed: 0 %
Basement? No	

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$3.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$180,000
Priority Class 3:	\$27,000	Facility Replacement Cost per Square Foot:	\$20
Grand Total:	\$27,000	FCNI:	15%

NURSERY GREENHOUSE #2 (WEST)

SPWD Facility Condition Analysis - 2340

Survey Date: 8/15/2018

NURSERY GREENHOUSE #2 (WEST)**BUILDING REPORT**

The Greenhouse is a prefabricated Quonset style structure used for growing shrubs and trees for the Nevada Division of Forestry's nursery operations. It has a gas fired heating unit and evaporative cooling.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$15,000****Long-Term Needs****Four to Ten Years****Project Index #: 2340EXT1****Construction Cost \$15,000****EXTERIOR FINISHES**

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 membrane and caulking around, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 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): 3,000	IBC Occupancy Type 1: 100 % U
Year Constructed: 2002	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Corrugated Plastic	Construction Type: Prefabricated Greenhouse
Exterior Finish 2: 0 %	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:	\$5.00
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$75,000
Priority Class 3:	\$15,000	Facility Replacement Cost per Square Foot:	\$25
Grand Total:	\$15,000	FCNI:	20%

NURSERY SHOP

SPWD Facility Condition Analysis - 0894

Survey Date: 8/15/2018

**NURSERY SHOP
BUILDING REPORT**

The Nursery Shop is an older prefabricated metal structure on a concrete foundation. It is primarily used by maintenance staff for repairs and storage of items used in the day to day operations of the nursery. There is no heating or cooling systems and the facility is lacking fire protection systems. There are two pressurized water storage tanks for the back up well also located inside. The building is in poor to fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$1,900****Currently Critical****Immediate to Two Years****EXTERIOR LANDING INSTALLATION****Project Index #: 0894SFT3****Construction Cost \$1,400**

The exterior door from the Shop does not have a code compliant landing. The landing does not comply with 2018 IBC Section 1008.1 which describes the requirements for landings including that the landing not be less than 1/2" below the threshold. This project addresses installing a landing designed to current code.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

INSTALL SMOKE DETECTOR**Project Index #: 0894SFT1****Construction Cost \$500**

The building does not have any smoke detectors. Chapter 9 of the 2018 IBC and IFC require smoke detectors to be installed. This project would provide for the installation of electric smoke detectors with a battery backup.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$28,800****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0894EXT1****Construction Cost \$4,800**

The exterior finishes were in poor 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. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC EQUIPMENT INSTALLATION**Project Index #: 0894HVA1****Construction Cost \$15,000**

The building is currently used year round and does not have any source of heating or cooling. This project would provide for installation of a new HVAC system including heating and cooling.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

INTERIOR FINISHES**Project Index #: 0894INT1****Construction Cost \$4,800**

The interior finishes are in poor condition. It is recommended that the interior walls be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

Project Index #: 0894ENR1
Construction Cost \$1,400

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

Project Index #: 0894EXT2
Construction Cost \$2,800

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 2 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

BUILDING INFORMATION:

Gross Area (square feet): 480	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1978	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Painted Metal Siding	Construction Type: Prefabricated Metal Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$1,900	Project Construction Cost per Square Foot: \$63.96
Priority Class 2: \$28,800	Total Facility Replacement Construction Cost: \$36,000
Priority Class 3: \$0	Facility Replacement Cost per Square Foot: \$75
Grand Total: \$30,700	FCNI: 85%

NURSERY SEED/REFRIGERATOR BUILDING

SPWD Facility Condition Analysis - 0893

Survey Date: 8/15/2018

NURSERY SEED/REFRIGERATOR BUILDING BUILDING REPORT

The Nursery Seed/Refrigerator building is a prefabricated metal structure on a concrete foundation. It has a large cooler inside for storing seeds and other storage space inside. There is no heating or cooling provided.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$1,700**
Currently Critical **Immediate to Two Years**

EXTERIOR LANDING INSTALLATION

Project Index #: 0893SFT1
Construction Cost \$500

There is an out-swinging exterior door which swings out over dirt and does not have a landing. This does not comply with 2018 IBC Section 1008.1 which describes the requirements for landings including that the landing not be less than 1/2" below the threshold. This project addresses installing a landing designed to current code.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

FIRE EXTINGUISHER INSTALLATION

Project Index #: 0893SFT2
Construction Cost \$1,200

The building does not have a portable fire extinguisher available. International Fire Code Section 906 requires that portable fire extinguishers shall be installed in S occupancies. They shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguishers, cabinets, and the hardware necessary to install them.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$14,400**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT

Project Index #: 0893EXT2
Construction Cost \$1,400

The exterior metal man door is damaged from age and general wear and tear and has reached the end of its expected life. This project would provide for the replacement of the door assembly with a new metal door, frame and hardware. Removal and disposal of the existing door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

EXTERIOR FINISHES

Project Index #: 0893EXT1
Construction Cost \$6,000

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. Included in the cost is replacing damaged metal panels, removing dirt around building to below the finish floor elevation and sealing and caulking of the flashing, fixtures and all other penetrations. It is recommended that the building be repaired, caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 0893EXT3
Construction Cost \$7,000

OVERHEAD DOOR REPLACEMENT

There is a 10' x 8' overhead coiling door on the North side of the building which is damaged and does not function properly. It is original to the building and should be scheduled for replacement. This project would provide for the removal and disposal of the manually operated overhead coiling door and replacement with a new manually operated overhead coiling door. Removal and disposal of the existing door is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

BUILDING INFORMATION:

Gross Area (square feet): 600	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1984	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Prefabricated Metal Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,700	Project Construction Cost per Square Foot:	\$26.83
Priority Class 2:	\$14,400	Total Facility Replacement Construction Cost:	\$45,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$16,100	FCNI:	36%

NURSERY PLANTING BUILDING

SPWD Facility Condition Analysis - 0891

Survey Date: 8/15/2018

NURSERY PLANTING BUILDING BUILDING REPORT

The Nursery Planting Building is an uninsulated prefabricated metal structure on a concrete foundation. It is used for storage and planting of shrubs and trees. It has a gas fired ceiling mounted heater and no cooling. There are no fire alarm or sprinkler systems. The building is in poor to fair shape.

PRIORITY CLASS 1 PROJECTS	Total Construction Cost for Priority 1 Projects:	\$1,200
Currently Critical	Immediate to Two Years	

FIRE EXTINGUISHER INSTALLATION	Project Index #: 0891SFT1	
	Construction Cost	\$1,200

The building does not have a portable fire extinguisher available. International Fire Code Section 906 requires that portable fire extinguishers shall be installed in S occupancies. They shall be provided for employee use and selected and distributed based on the classes of anticipated workplace fires and on the size and degree of hazard which would affect their use. This project would provide funding for the purchase and installation of 2 fire extinguishers, cabinets, and the hardware necessary to install them.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

PRIORITY CLASS 2 PROJECTS	Total Construction Cost for Priority 2 Projects:	\$17,500
Necessary - Not Yet Critical	Two to Four Years	

EXTERIOR FINISHES	Project Index #: 0891EXT1	
	Construction Cost	\$9,000

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. Included in the cost is replacing damaged metal panels, removing dirt around building to below the finish floor elevation and sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be repaired, caulked and sealed in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES	Project Index #: 0891INT1	
	Construction Cost	\$4,500

The interior finishes are in fair condition. It is recommended that the interior walls and ceiling be painted at least once in the next two to four years. Prior to painting, all surfaces should be repaired and prepped.

REPLACE CONCRETE APRONS / LANDINGS	Project Index #: 0891EXT2	
	Construction Cost	\$4,000

The concrete landings and aprons at the exterior doors are damaged, cracking and present a tripping hazard. This project would provide for the removal of the existing concrete and installation of new 4 inch thick concrete landings and aprons. 200 square feet of concrete was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

BUILDING INFORMATION:

Gross Area (square feet): 900	IBC Occupancy Type 1: 100 % S-2
Year Constructed: 1979	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Metal Siding	Construction Type: Prefabricated Metal Building
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$1,200	Project Construction Cost per Square Foot:	\$20.78
Priority Class 2:	\$17,500	Total Facility Replacement Construction Cost:	\$68,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$75
Grand Total:	\$18,700	FCNI:	28%

NURSERY COOK HOUSE

SPWD Facility Condition Analysis - 0890

Survey Date: 8/15/2018

NURSERY COOK HOUSE**BUILDING REPORT**

The Nursery Cook House is a prefabricated metal structure that is finished on the interior. There is a large break area, storage, a kitchenette and the public restrooms are located in this building. It is heated by a wood burning stove and does not have any cooling. There are no fire alarms and it is not ADA accessible including the public restrooms. The building is in poor shape and due to the extent of needed repairs, it should be considered for replacement.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$56,000****Currently Critical****Immediate to Two Years****ADA RESTROOM / REMODEL UPGRADE****Project Index #: 0890ADA2****Construction Cost \$52,300**

The Men's and Women's designated public restrooms and restroom access hallway do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for the remodeling of a Men's and Women's ADA accessible restrooms and widening of the hallway to provide minimum clearances for access into the restrooms. These items will include a new sink, toilet, grab bars, door hardware, mirrors, fixtures, exhaust fans, flooring and paint for each restroom and some minor remodeling including some demolition of existing walls and new wall construction; all of which, is non-structural. ADA signage is also included in this estimate. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 0890SFT2****Construction Cost \$3,700**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$157,650****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0890EXT1****Construction Cost \$7,000**

The exterior finishes are in poor 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. Included in the cost is the sealing and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC EQUIPMENT UPGRADE**Project Index #: 0890HVA1****Construction Cost \$23,100**

The wood stove, electric heaters and window-mounted evaporative cooler were installed in 1980. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of a new central HVAC system for the building. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

Project Index #: 0890INT3
Construction Cost \$4,200

INTERIOR DOOR REPLACEMENT

The interior doors in this building are hollow core units and are damaged. This project would provide for the installation of new solid core interior doors including frames, lever action door handles, hardware and paint. Removal and disposal of the existing doors is included in this cost estimate. A total of 3 interior doors was used in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

Project Index #: 0890INT1
Construction Cost \$21,000

INTERIOR FINISHES

The interior finishes are in poor condition. It is recommended that the damaged interior gypsum board walls and ceilings be removed and replaced and painted in the next two to four years. Prior to painting, all remaining existing surfaces should be repaired and prepped.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

Project Index #: 0890INT4
Construction Cost \$45,800

KITCHEN REMODEL

The kitchen is in very poor condition. The cabinets and equipment are showing signs of general wear and tear and are at the end of their expected life. This project recommends the replacement of the existing kitchen cabinets, countertops, fixtures and equipment with mid range, high quality components.

Project Index #: 0890ENR1
Construction Cost \$2,500

LIGHTING UPGRADE

The existing lighting fixtures are the older fluorescent type, and are not energy efficient. This project will upgrade fixtures to T-8 lamps with electronic ballasts to current standards, resulting in increased efficiency and reduced costs associated with illumination. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

Project Index #: 0890EXT3
Construction Cost \$27,700

ROOF REPLACEMENT

The corrugated metal roof on this building was in poor condition at the time of the survey. It is recommended that this building be re-roofed in the next 2 - 3 years with a standing seam metal roofing system including gutters. This estimate includes removal and disposal of the old roofing system.

Project Index #: 0890INT2
Construction Cost \$14,800

VCT FLOORING REPLACEMENT

The VCT (vinyl composite tile) flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base. Asbestos Containing Material (ACM) may be present and testing of the flooring is recommended prior to proceeding with this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

Project Index #: 0890PLM1
Construction Cost \$3,750

WATER HEATER REPLACEMENT

There is a 40 gallon electric water heater in the building. The average life span of a water heater is eight to ten years.

With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed for more efficient use of energy. This estimate includes: 100 feet of gas pipe, fittings, couplers, and labor for installation.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

Project Index #: 0890EXT2

Construction Cost \$7,800

WINDOW REPLACEMENT

The windows are original, single pane construction in a metal frame. These older windows are drafty, not energy efficient and at least one is broken. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 4 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	700	IBC Occupancy Type 1:	100 % B
Year Constructed:	1980	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Metal Siding	Construction Type:	Prefabricated Metal Building
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$56,000	Project Construction Cost per Square Foot:	\$305.21
Priority Class 2:	\$157,650	Total Facility Replacement Construction Cost:	\$210,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$213,650	FCNI:	102%

NURSERY OFFICE

SPWD Facility Condition Analysis - 0889

Survey Date: 8/15/2018

NURSERY OFFICE**BUILDING REPORT**

The Nursery Office is a wood framed structure with a standing seam metal roofing system on a concrete foundation. It has a small public display, office, unisex restroom and storage areas. There is a window mounted air conditioning unit and portable heaters to condition the building. There is no fire alarm and it is not ADA accessible. The facility is in fair shape.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$44,800****Currently Critical****Immediate to Two Years****ADA UPGRADES****Project Index #: 0889ADA1****Construction Cost \$41,400**

Access into the building, interior & exterior doors, signage and information counter are not ADA compliant. This building is required to be accessible per the Americans with Disabilities Act (ADA) regulations. This project would provide funding for the installing the following building elements: 1) accessible ramp and compliant stairs and handrails, 2) accessible door hardware 3) signage including directional signage from parking to accessible building entrance and route of travel inside the building, and 4) accessible information counter. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) was used as a reference for this project.

This project should be coordinated with the ADA parking site project.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0889SFT3****Construction Cost \$700**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2018 Chapter 10 was referenced for this project.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

FIRE ALARM SYSTEM INSTALLATION**Project Index #: 0889SFT2****Construction Cost \$2,700**

This building is lacking a fire detection and alarm system. It is recommended that a fire detection and alarm system be installed. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1- 2006 Section 7 and the 2006 International Fire Code.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$60,450****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 0889EXT1****Construction Cost \$10,000**

The exterior finishes were in poor 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. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

HVAC EQUIPMENT REPLACEMENT**Project Index #: 0889HVA1****Construction Cost \$16,500**

The natural gas fired wall heater and the window mounted evaporative cooler are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of a new central HVAC system for the building. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

RESTROOM REMODEL**Project Index #: 0889INT2****Construction Cost \$19,600**

The building does not have an accessible restroom and the existing restroom is in poor condition. The existing restroom does not meet the ADA requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. Items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2018 IBC, ICC/ANSI A117.1, NRS 338.180 and the most current version of the ADA Standards for Accessible Design were used as a reference for this project. This project would provide for a complete remodel including the restroom fixtures, hardware, floor and wall finishes.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

VCT FLOORING REPLACEMENT**Project Index #: 0889INT3****Construction Cost \$10,600**

The VCT (vinyl composite tile) flooring in the building is damaged and reaching the end of its useful life. It is recommended that the VCT flooring be replaced. This project would provide for removal and disposal of the VCT and installation of new 12x12 VCT with a 6" base. The restroom flooring is addressed in another project.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

WATER HEATER REPLACEMENT**Project Index #: 0889PLM1****Construction Cost \$3,750**

There is a 40 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years.

With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed.

This project or a portion thereof was previously recommended in the FCA report dated 05/29/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 08/15/2018.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$5,000****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 0889INT1****Construction Cost \$5,000**

The interior finishes are in fair condition. It is recommended that the interior walls be painted at least once in the next 4 to 5 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	500	IBC Occupancy Type 1:	100 % B
Year Constructed:	1900	IBC Occupancy Type 2:	%
Exterior Finish 1:	100 % Painted Wood Siding	Construction Type:	Wood Framing
Exterior Finish 2:	%	IBC Construction Type:	V-B
Number of Levels (Floors):	1	Basement?	No
		Percent Fire Supressed:	0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$44,800	Project Construction Cost per Square Foot:	\$220.50
Priority Class 2:	\$60,450	Total Facility Replacement Construction Cost:	\$150,000
Priority Class 3:	\$5,000	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$110,250	FCNI:	74%

NURSERY GREENHOUSE #1 (EAST)

SPWD Facility Condition Analysis - 0888

Survey Date: 8/15/2018

NURSERY GREENHOUSE #1 (EAST)**BUILDING REPORT**

The Greenhouse is a prefabricated Quonset style structure used for growing shrubs and trees for the Nevada Division of Forestry's nursery operations. It has a gas fired heating unit and evaporative cooling.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$15,000****Long-Term Needs****Four to Ten Years****Project Index #: 0888EXT1****Construction Cost \$15,000****EXTERIOR FINISHES**

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 membrane and caulking around, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition. It is recommended that this project be implemented in the next 4 to 5 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): 3,000	IBC Occupancy Type 1: 100 % U
Year Constructed: 1979	IBC Occupancy Type 2: %
Exterior Finish 1: 100 % Corrugated Plastic	Construction Type: Prefabricated Greenhouse
Exterior Finish 2: %	IBC Construction Type: V-B
Number of Levels (Floors): 1 Basement? No	Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1: \$0	Project Construction Cost per Square Foot: \$5.00
Priority Class 2: \$0	Total Facility Replacement Construction Cost: \$75,000
Priority Class 3: \$15,000	Facility Replacement Cost per Square Foot: \$25
Grand Total: \$15,000	FCNI: 20%

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
Facilities Condition Analysis

515 E. Musser Street, Suite 102
Carson City, Nevada 89701-4263

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Western Region NDF Nursery - Site #9795
Description: Eroded Site Roads Needing Improvements.



Western Region NDF Nursery - Site #9795
Description: ADA Accessibility Lacking at the Site.



Western Region NDF Nursery - Site #9795

Description: Site Sidewalk Failing and Need for Public Accessible Paths of Travel.



Nursery Planting Building Storage - Building #2345

Description: Exterior of the Building.



Nursery Pump House - Building #2344
Description: Exterior of the Building.



Nursery Seed Bank - Building #2343
Description: Exterior of the Building.



Nursery Lath House (South) - Building #2342
Description: Interior of the Structure.



Nursery Lath House (North) - Building #2341
Description: Exterior of the Structure.



Nursery Greenhouse #2 (West) - Building #2340
Description: Exterior of the Structure.



Nursery Shop - Building #0894
Description: Exterior of the Building.



Nursery Shop - Building #0894
Description: Interior of the Building.



Nursery Seed / Refrigerator Building - Building #0893
Description: Exterior of the Building.



Nursery Seed / Refrigerator Building - Building #0893
Description: Interior of the Building.



Nursery Planting Building - Building #0891
Description: Exterior of the Building.



Nursery Planting Building - Building #0891
Description: Interior of the Building.



Nursery Cook House - Building #0890
Description: Exterior of the Building.



Nursery Cook House - Building #0890
Description: ADA Restrooms / Remodel Upgrade.



Nursery Cook House - Building #0890
Description: HVAC Upgrade – Replace Heating & Cooling with Central System.



Nursery Cook House - Building #0890
Description: Kitchen Remodel Needed.



Nursery Cook House - Building #0890
Description: Roof Replacement & Drywall Repairs Needed.



Nursery Office - Building #0889
Description: Exterior of the Building.



Nursery Office - Building #0889
Description: Exterior Finishes of the Building.



Nursery Greenhouse #1 (East) - Building #0888
Description: Exterior of the Structure.