

State of Nevada Department of Administration
Buildings & Grounds Division/Kinkead Building
Facility Condition Analysis

KINKEAD BUILDING

505 E. King Street, Carson City, NV

BUILDING NUMBER: 0201

FACILITY CONDITION ANALYSIS



Report Printed in 2003

State of Nevada Department of Administration
Buildings & Grounds Division/Kinkead Building
Facility Condition Analysis

The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Board 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 SPWB 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 Board 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 .60 or 60% 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: 9861

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0201	KINKEAD BUILDING 505 East King Street Carson City	85000	1974	2/25/2003	\$50,000	\$2,692,500	\$4,250,000	\$6,992,500	\$25,500,000	27%
9861	KINKEAD BLDG SITE 505 East King Street Carson City		0	10/2/2006	\$0	\$0	\$0			0%
Report Totals.....:		85,000			\$50,000	\$2,692,500	\$4,250,000	\$6,992,500	\$25,500,000	27%

Table of Contents

Building Name	Index #	
KINKEAD BLDG SITE	9861	No Current Projects
KINKEAD BUILDING	0201	

KINKEAD BUILDING

SPWB Facility Condition Analysis - 0201

Survey Date: 2/25/2003

**KINKEAD BUILDING
BUILDING REPORT**

The Kinkead Building is a six story structure housing DETR, DOIT, Health and Human Resources offices, and the Nevada State Public Works Board.

There is no separate site report.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$50,000****Currently Critical****Immediate to Two Years****CAFETERIA HOOD AND EXTINGUISHING SYSTEM****Project Index #: 0201SFT1****Construction Cost \$40,000**

This building includes a cafeteria, which provides hot meals, snacks and beverages. The cafeteria equipment includes ovens, a toaster and a steam table. There is no hood system.

This project recommends installing a commercial exhaust hood and extinguishing system.

INSTALL EMERGENCY EGRESS LIGHTING**Project Index #: 0201SFT2****Construction Cost \$8,000**

There are older emergency egress lighting on several floors in this building. These units have a finite lifespan, and this project recommends their replacement with new egress lights on the main exit routes and in restrooms as needed.

REPAIR PENTHOUSE FLOOR DRAINS**Project Index #: 0201PLM2****Construction Cost \$2,000**

The floor drains in the penthouse are inoperative. These drains are a critical component to minimize flooding in the event of problems with the cooling tower and other water-dependent equipment.

This project recommends cleaning and re-connecting the drains to the building wastewater systems.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$2,692,500****Necessary - Not Yet Critical****Two to Four Years****CAFETERIA T-BAR CEILING REPLACEMENT****Project Index #: 0201INT4****Construction Cost \$7,500**

The suspended ceiling is in average condition, but a number of the tiles are damaged, not properly installed or not washable.

This project recommends replacing the cafeteria t-bar system and ceiling tiles.

FM 200 SUPPRESSION SYSTEM - VITAL STATISTICS STORAGE**Project Index #: 0201SFT3****Construction Cost \$20,000**

The building has a Halon extinguishing system for the Vital Statistics records room on the first floor. The EPA banned manufacture of Halon in 1998, and this project addresses the replacement of the system.

A water-based fire suppression system is not recommended for this location due to building contents. This project will provide for the design and installation of an FM 200 or equivalent system. The remaining stock of Halon is in short supply, and sale of existing capacity may help offset the project costs.

The project costs are developed from RS Means, based on an average interior height of 12 feet.

EXTERIOR FINISHES

Project Index #: 0201EXT1
Construction Cost \$298,000

It is important to maintain the finish, weather resistance and appearance of the building. This project recommends work to protect the exterior building envelope, other than the roof, including painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures, and other penetrations to maintain the building in good, weather tight condition.

FIRE ALARM SYSTEM UPGRADE

Project Index #: 0201SFT4
Construction Cost \$128,000

This building is equipped throughout with an automatic fire detection and alarm system, but the system is antiquated. It is recommended that the system be upgraded. When completed, the new system will provide visual, as well as audible notification, in accordance with ADA requirements.

HVAC CONTROLS UPGRADE

Project Index #: 0201HVA1
Construction Cost \$450,000

The HVAC system controls are older and not efficient.

This project recommends the installation of Energy Management System controls in the building. The system should be rebalanced for maximum efficiency.

Additional funds are included to replace the water-cooled supplemental HVAC units in the computer rooms on the 4th and 5th floor.

MAJOR ELECTRICAL UPGRADE

Project Index #: 0201ELE1
Construction Cost \$1,700,000

This building was constructed before the high demand for new types of electrical devices were needed. As time progressed, the buildings' electrical demand has changed, and is utilized to its current maximum potential. The electrical panels and receptacles are at their limit. The system should be upgraded to meet the evolving needs of the building.

The price has been adjusted to reflect that the transformer and disconnects do not require replacement.

REPLACE DOOR LOCKS

Project Index #: 0201SEC1
Construction Cost \$36,000

The door locks receive high usage and are beginning to fail on a regular basis. This project recommends replacing the key-controlled door locks and keying to a master lock system.

REPLACE GENERATOR DAY TANK

Project Index #: 0201PLM1
Construction Cost \$3,000

The 25 gallon fuel tank appears to be original to the emergency generator.

This project recommends replacing the tank with a 75 gallon model, to provide additional capacity in the event of a power interruption to the building.

RESEAL ASPHALT PARKING

Project Index #: 0201SIT1
Construction Cost \$50,000

The paving is in average condition. It is recommended the parking area be fog sealed and re-stripped to extend the life of the asphalt.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$4,250,000****Long-Term Needs****Four to Ten Years****Project Index #: 0201LGT1****LONG-TERM NEEDS****Construction Cost \$4,250,000**

Projects in this category address possible long term needs of the facility. This does not represent a cost for all future maintenance but is a budgetary number for future Capital Improvement projects related to maintenance. The high cost estimate (\$50.00/s.f.) anticipates the replacement of the building boilers, chillers and other HVAC components.

The cyclical treatment of the building exterior and interior is very important to help maintain the finish, weather proofing, integrity and appearance of the building.

This treatment does not include the roofing material itself but it should include everything that has to do with water proofing the building envelope including painting or staining, sealing, repair, and caulking where applicable; for example, around all windows, flashing, fixtures, sills, etc.

This includes interior applied finishes such as paint, grout, caulking, etc. Special attention should be paid to areas that are exposed to moisture.

This project also accounts for scheduled replacement of flooring, water heaters, and the like.

BUILDING INFORMATION:

Gross Area (square feet): 85,000
Year Constructed: 1974
Exterior Finish 1: 60 # Precast Concrete
Exterior Finish 2: 40 # Glass and Aluminum
Number of Levels (Floors): 6 Basement? No
IBC Occupancy Type 1: 100 # B
IBC Occupancy Type 2: #
Construction Type: Precast concrete
IBC Construction Type: II-FR
Percent Fire Suppressed: 100 #

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$50,000	Project Construction Cost per Square Foot:	\$82.26
Priority Class 2:	\$2,692,500	Total Facility Replacement Construction Cost:	\$25,500,000
Priority Class 3:	\$4,250,000	Facility Replacement Cost per Square Foot:	\$300
Grand Total:	\$6,992,500	FCNI:	27%

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

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).

At the time this report was written, there were active CIPs to upgrade data system and wiring, and ceiling tile replacement and restroom remodels. The estimated cost for these CIPs, 99-M26, and 01-M44, are \$206,000 and \$260,000, respectively.

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This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

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



Buildings & Grounds Division/Kinkead Building - Building #0201
Description: The exterior of the building.



Buildings & Grounds Division/Kinkead Building - Building #0201
Description: The exterior of the building.



Buildings & Grounds Division/Kinhead Building - Building #0201
Description: The exterior of the building.



Buildings & Grounds Division/Kinhead Building - Building #0201
Description: View of parking area.



Buildings & Grounds Division/Kinhead Building - Building #0201
Description: View of one entrance to the building.



Buildings & Grounds Division/Kinhead Building - Building #0201
Description: View of the second entrance to the building.



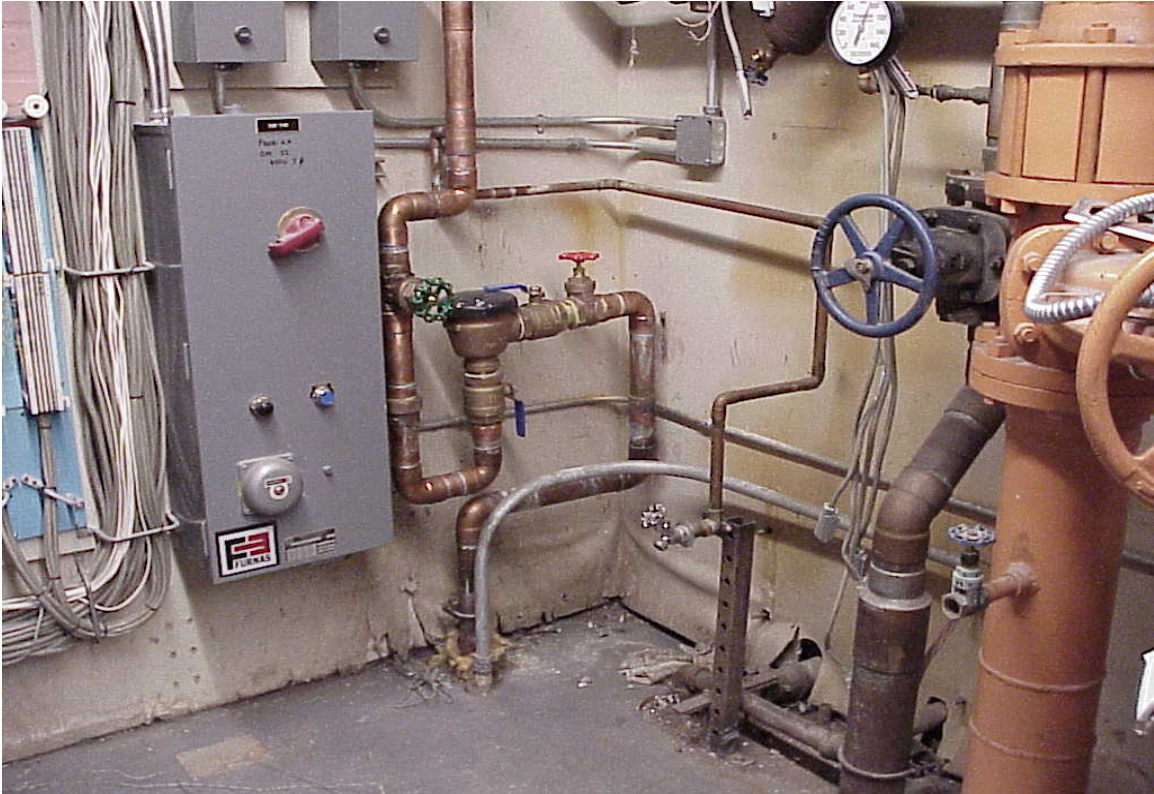
Buildings & Grounds Division/Kinhead Building - Building #0201

Description: View of the Café located on the first floor of the building.



Buildings & Grounds Division/Kinhead Building - Building #0201

Description: Sagging ceiling in the Café.



Buildings & Grounds Division/Kinhead Building - Building #0201

Description: Electrical room for the first floor.



Buildings & Grounds Division/Kinhead Building - Building #0201

Description: Sagging ceiling in an office on the first floor.



Buildings & Grounds Division/Kinthead Building - Building #0201
Description: Typical office area throughout the first floor.



Buildings & Grounds Division/Kinthead Building - Building #0201
Description: Typical view of an electrical room in each floor.



Buildings & Grounds Division/Kinkead Building - Building #0201

Description: Typical view of hallways throughout the building.



Buildings & Grounds Division/Kinkead Building - Building #0201

Description: Typical office space throughout the building.



Buildings & Grounds Division/Kinthead Building - Building #0201
Description: Main hallway on the sixth floor.



Buildings & Grounds Division/Kinthead Building - Building #0201
Description: Office space on the sixth floor.



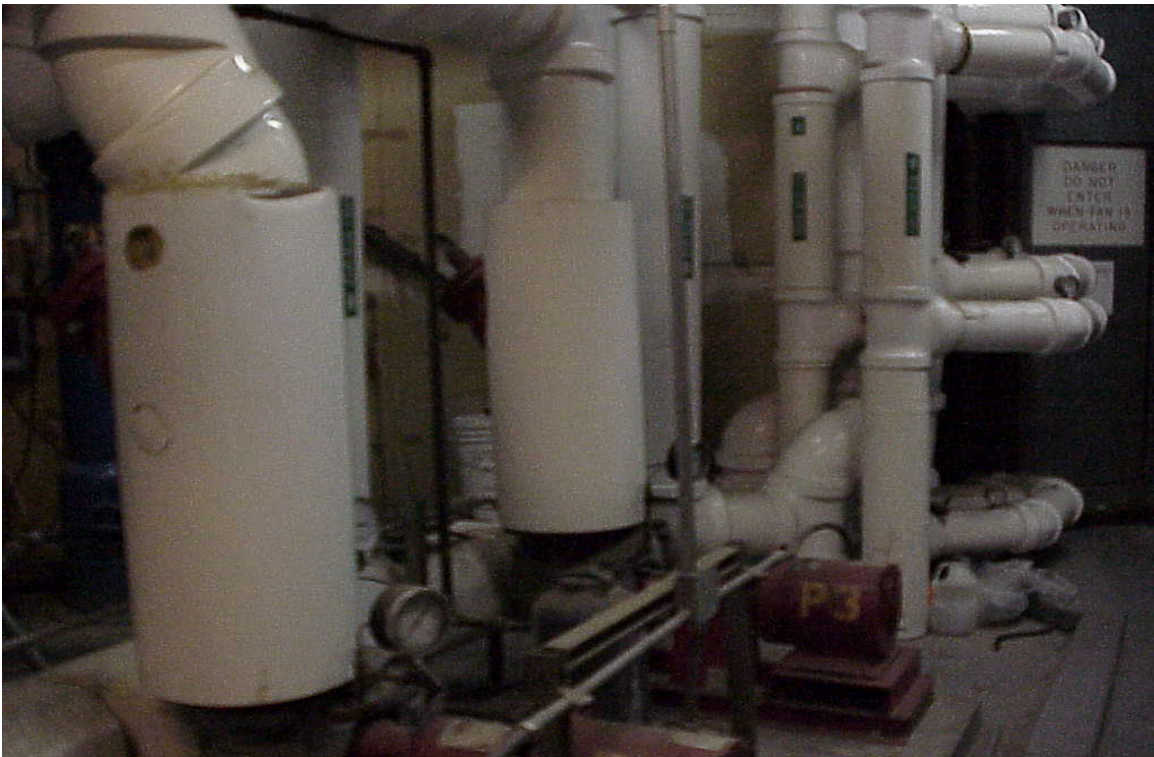
Buildings & Grounds Division/Kinhead Building - Building #0201
Description: Typical view of the roof.



Buildings & Grounds Division/Kinhead Building - Building #0201
Description: Equipment on the roof.



Buildings & Grounds Division/Kinhead Building - Building #0201
Description: Mechanical room located on the roof.



Buildings & Grounds Division/Kinhead Building - Building #0201
Description: Mechanical room located on the roof.



Buildings & Grounds Division/Kinthead Building - Building #0201

Description: View of second floor office.



Buildings & Grounds Division/Kinthead Building - Building #0201

Description: View of ceiling failure, second floor office.



Buildings & Grounds Division/Kinhead Building - Building #0201

Description: Uneven floor, second floor office.



Buildings & Grounds Division/Kinhead Building - Building #0201

Description: Broken wall sections of concrete from second floor office.