

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

MARLETTE LAKE WATER SYSTEM OFFICE

5400 N. Carson Street
Carson City, Nevada 89703

Site Number: 9899
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: 9899

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
2488	MARLETTE LAKE OFFICE/STORAGE BUILDING 5400 N. Carson Street Carson City	2400	1986	6/29/2021	\$36,600	\$105,600	\$3,400	\$145,600	\$600,000	24%
2484	LAKEVIEW HOUSE 5400 N. Carson Street Carson City	2300	1873	6/29/2021	\$21,000	\$23,500	\$23,000	\$67,500	\$575,000	12%
2498	WATER MASTER HOUSE SHED 5400 N. Carson Street Carson City	120	1992	6/29/2021	\$0	\$1,200	\$0	\$1,200	\$12,000	10%
9899	MARLETTE LAKE WATER SYSTEM OFFICE SITE 5400 N. Carson Street Carson City		0	6/29/2021	\$0	\$409,200	\$85,000	\$494,200		0%
Report Totals.....:		4,820			\$57,600	\$539,500	\$111,400	\$708,500	\$1,187,000	60%

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.

SPWD Facility Condition Analysis

Table of Contents

Building Name	Index #
MARLETTE LAKE WATER SYSTEM OFFICE SITE	9899
WATER MASTER HOUSE SHED	2498
MARLETTE LAKE OFFICE/STORAGE BUILDING	2488
LAKEVIEW HOUSE	2484

MARLETTE LAKE WATER SYSTEM OFFICE SITE

SPWD Facility Condition Analysis - 9899

Survey Date: 6/29/2021

MARLETTE LAKE WATER SYSTEM OFFICE SITE**BUILDING REPORT**

The Marlette Lake site is located between Carson City and Washoe County, West of US 395. The site is approximately 3 acres. There are three buildings on the site: the Lakeview House, also known as the Water Master House, a shed, and an office/storage building. The house is located on the eastern edge of the site, the shed is 100 feet West of the house, and the office/storage building on the western edge of the site. There are two entrances, one is by the house accessed from North Carson Street, and the other is next to the office/storage building. The Lakeview House, built in 1873 was home to the Water Master that monitored the water supply line to Virginia City. The small office inside the office/storage building currently houses the computer/ software system that monitors this system.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$409,200****Necessary - Not Yet Critical****Two to Four Years****Project Index #: 9899SIT5****Construction Cost \$304,900****ASPHALT PAVING INSTALLATION**

The site has several areas with inadequate drainage due to erosion and clogged drains. A majority of the site is not paved allowing runoff to erode the dirt. Installing asphalt and drainage swales would allow for control of the runoff and prevention of flooding. This project would provide asphalt cement paving for the dirt areas of the site. The estimate includes grading, 6" base, compaction and installation of 4" thick asphalt cement paving.

This project or a portion thereof was previously recommended in the FCA report dated 02/25/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

Project Index #: 9899ELE1**Construction Cost \$7,500****EXTERIOR ELECTRICAL UPGRADE**

The site is tasked with maintaining water supply year round. The diesel trucks and heavy equipment used to access and maintain the site are difficult to start during cold weather and require electrical power connected to engine block heaters. This project would provide for the installation of electrical power in the parking area. Trenching, conduit, wiring, backfill and asphalt patching and all required connections to the existing utilities are included in this project.

Project Index #: 9899SIT2**Construction Cost \$72,000****FENCE REPLACEMENT**

The Marlette Lake site has several types of fencing surrounding the perimeter, all of which are in poor condition. Some sections are completely missing or have been blown down by the wind. This project recommends the installation of a 6 foot high 6 gauge wire perimeter chain link fence around the entire site with two 14 foot wide gates with hardware. The cost estimate also includes demolition and disposal of the existing fence. An agency approval of fencing design and/or material may be required and is not reflected in this project.

This project or a portion thereof was previously recommended in the FCA report dated 02/18/2005 and 02/25/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

Project Index #: 9899SIT6**Construction Cost \$24,800****SEAL ASPHALT PAVING**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the paving site wide including access roads, parking areas and the maintenance yard. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 15,000 square feet of asphalt area was used to generate this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$85,000

Long-Term Needs

Four to Ten Years

Project Index #: 9899SEC1

EXTERIOR SOLAR SITE LIGHTING INSTALLATION

Construction Cost \$85,000

There is no site lighting for the property which is a security and safety concern. This project would provide for the installation of 10 solar powered LED exterior light fixtures, 20 foot tall poles and 30" diameter raised concrete bases.

This installation will eliminate the need for trenching and electrical connections.

This project or a portion thereof was previously recommended in the FCA report dated 02/25/2015. 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:	\$0
Priority Class 2:	\$409,200
Priority Class 3:	\$85,000
Grand Total:	\$494,200

State of Nevada / Administration
 WATER MASTER HOUSE SHED
 SPWD Facility Condition Analysis - 2498
 Survey Date: 6/29/2021

Site number: 9899

**WATER MASTER HOUSE SHED
 BUILDING REPORT**

The Water Master House shed is located just West of the Marlette House. The shed is a wood framed structure with wood siding to match the house. It has a concrete foundation, slab-on-grade floor, and asphalt composition roofing.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$1,200**
Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 2498EXT2
Construction Cost \$1,200

EXTERIOR FINISHES

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 excluding the roof. 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 2 - 3 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 120	IBC Occupancy Type 1: 100 % U
Year Constructed: 1992	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 Basement? No	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$0	Project Construction Cost per Square Foot:	\$10.00
Priority Class 2:	\$1,200	Total Facility Replacement Construction Cost:	\$12,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$1,200	FCNI:	10%

MARLETTE LAKE OFFICE/STORAGE BUILDING

SPWD Facility Condition Analysis - 2488

Survey Date: 6/29/2021

MARLETTE LAKE OFFICE/STORAGE BUILDING
BUILDING REPORT

The Marlette Lake office / storage building is a prefabricated metal building with insulation on the walls only. There is a 200 square foot, wood framed office area with a unisex restroom. The computer controlled water delivery system for the Marlette Lake Water System is located inside the office. The walls and ceiling in the office are painted gypsum board. The building lacks does not have a security system. The metal building is in fair condition except for the roof, which leaks due to damaged metal roof panels.

PRIORITY CLASS 1 PROJECTS Total Construction Cost for Priority 1 Projects: \$36,600
Currently Critical Immediate to Two Years

EXIT SIGN AND EGRESS LIGHTING INSTALLATION Project Index #: 2488ENR2
Construction Cost \$6,000

The building does not have any emergency lighting 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 02/18/2005 and 02/25/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

NONABSORBENT FINISHES Project Index #: 2488SFT3
Construction Cost \$3,000

2018 IBC Section 1210 requires the installation of smooth, hard, nonabsorbent surfaces in the following restroom areas: on floors in toilet, bathing and shower rooms that extend upward onto the walls at least 4 inches, within 2 feet of the sides of urinals and water closets to a height of not less than 4 feet above the floor and in shower compartments to a height not less than 70 inches above the drain inlet. Accessories such as grab bars, towel bars, paper dispensers and soap dishes, provided on or within walls, shall be installed and sealed to protect structural elements from moisture. This project recommends the installation of Fiberglass Reinforced Panel (FRP) or an equal material to comply with this code section. This project or a portion thereof was previously recommended in the FCA report dated 02/18/2005 and 02/25/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

SAFETY CABINETS Project Index #: 2488SFT2
Construction Cost \$10,000

The storage building contains gasoline, aerosol cans and other hazardous products on open shelves and on the floor. This does not meet OSHA standards for hazardous materials containment. This project would provide two hazardous storage containers in the building and install placards on the building exterior in accordance with OSHA 1910.106 (d). This project or a portion thereof was previously recommended in the FCA report dated 02/18/2005 and 02/25/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION Project Index #: 2488SFT5
Construction Cost \$5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/18/2005 and 02/25/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

Project Index #: 2488ADA2
Construction Cost \$12,400

UNISEX ADA RESTROOM

The building does not have an ADA accessible restroom. The existing restroom does not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit is necessary. This project would provide funding for construction of a unisex accessible restroom. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. Relocation of the water heater is also part of this project. 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 or a portion thereof was previously recommended in the FCA report dated 02/25/2015. 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: \$105,600**
Necessary - Not Yet Critical **Two to Four Years**

HVAC EQUIPMENT REPLACEMENT

Project Index #: 2488HVA1
Construction Cost \$48,000

The existing HVAC system consists of a wall mounted air conditioner and a wall mounted heater for the office along with an older ceiling mounted heater for the warehouse area. The electric heaters are inefficient and should be replaced with natural gas fired heaters. This project would provide for replacing the existing equipment with exterior ground mounted packaged units that provide natural gas fired heating as well as air conditioning.

This project or a portion thereof was previously recommended in the FCA report dated 02/18/2005 and 02/25/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

LIGHTING REPLACEMENT

Project Index #: 2488ENR1
Construction Cost \$33,600

The existing lighting fixtures are the older fluorescent type and are not energy efficient. This project will upgrade fixtures to higher efficiency units with a longer life cycle. F28 T-8 lamps with electronic ballasts are suggested. Occupancy sensors will be installed in the restroom, office and other low occupancy areas for additional savings. Any electrical wiring upgrades are not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/25/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

SECURITY SYSTEM INSTALLATION

Project Index #: 2488SEC1
Construction Cost \$24,000

The existing office storage building currently does not have a security system installed. Because the small office area contains the computer-controlled water distribution system for Virginia City, a security system is recommended. This project recommends motion detection, door switches, access control and related items be installed and interfaced with the fire alarm.

This project or a portion thereof was previously recommended in the FCA report dated 02/18/2005 and 02/25/2015. 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: \$3,400**
Long-Term Needs **Four to Ten Years**

EXTERIOR FINISHES

Project Index #: 2488EXT3
Construction Cost \$2,400

The exterior finishes were 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 excluding the roof. Included in the cost is the caulking and sealing of the flashing, fixtures and all other penetrations. It is recommended that the building be caulked and sealed in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

Project Index #: 2488INT1
Construction Cost \$1,000

INTERIOR FINISHES

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings of the office and restroom at least once in the next 4 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. 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): 2,400	IBC Occupancy Type 1: 95 % S-2
Year Constructed: 1986	IBC Occupancy Type 2: 5 % B
Exterior Finish 1: 100 % Metal Siding	Construction Type: Engineered Metal Building
Exterior Finish 2: 0 %	IBC Construction Type: II-FR
Number of Levels (Floors): 1	Basement? No
	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$36,600	Project Construction Cost per Square Foot:	\$60.67
Priority Class 2:	\$105,600	Total Facility Replacement Construction Cost:	\$600,000
Priority Class 3:	\$3,400	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$145,600	FCNI:	24%

LAKEVIEW HOUSE

SPWD Facility Condition Analysis - 2484

Survey Date: 6/29/2021

**LAKEVIEW HOUSE
BUILDING REPORT**

The Lakeview House, constructed in 1873 is a historical building also known as the Water Master House. This building is currently listed on the National Register of Historical Places. The house is located between Carson City and Washoe Valley, West of U.S. Highway 395. The residence is a two story structure with a wraparound front porch, asphalt composition roof and rests on an unreinforced native stone foundation.

Due to the historic nature of the building, all projects are subject to review and approval from the State Historical Preservation Office.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$21,000**
Currently Critical **Immediate to Two Years**

DRYER VENT EXTENSION

Project Index #: 2484HVA2
Construction Cost \$800

Currently the clothes dryer venting does not extend outdoors. This adds unnecessary moisture where the vent is discharged creating potential mold and decay issues. This project will fund the extension of the dryer vent through the stem wall to the exterior.

EXTERIOR STAIR HANDRAIL INSTALLATION

Project Index #: 2484SFT2
Construction Cost \$10,000

The exterior stairs and wrap around porch are lacking handrails and guardrails as required in section R311.7.8 of the 2018 International Residential Code. This project would provide for wood framed handrails and guardrails to be installed in accordance with the code. This project is contingent upon the approval of the State Historic Preservation Office. This project or a portion thereof was previously recommended in the FCA report dated 02/18/2005 and 02/25/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

SEISMIC GAS SHUT-OFF VALVE INSTALLATION

Project Index #: 2484SFT4
Construction Cost \$5,200

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/25/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

SMOKE AND CARBON MONOXIDE ALARM INSTALLATION

Project Index #: 2484SFT1
Construction Cost \$2,500

Section 907.2.9 of the 2018 IBC and 2018 IFC explain the requirements for smoke alarms in dwelling units including installing and maintaining smoke alarms in each sleeping room and on the ceiling or wall outside of each separate sleeping area in the immediate vicinity of bedrooms. IFC 2018 Section 908.7 carbon monoxide alarms group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with carbon monoxide alarms. The carbon monoxide alarm shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. State Fire Marshal NAC 477.915 (3) requires that smoke detectors and carbon monoxide alarms be connected to the wiring of the building with a battery backup. This project would provide funding for the purchase and installation of a smoke alarm and combo smoke alarm and carbon monoxide alarm in accordance with these codes.

This project or a portion thereof was previously recommended in the FCA report dated 02/18/2005 and 02/25/2015. It has been amended accordingly to reflect conditions observed during the most recent survey date of 06/29/2021.

SUMP PUMP REPLACEMENT

**Project Index #: 2484PLM1
Construction Cost \$2,500**

The current sump pump is failing and is in need of replacement. The project will fund the removal of the existing pump and connected plumbing and replace with new.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$23,500

Necessary - Not Yet Critical Two to Four Years

DECK RE-FINISH

**Project Index #: 2484EXT5
Construction Cost \$4,500**

The deck's painted finish was in poor condition. It is important to maintain the finish, weather resistance and appearance of the deck. This project would provide for painting of the deck and it is recommended that this project be scheduled on a cyclical basis to maintain its integrity.

FLOORING REPLACEMENT

**Project Index #: 2484INT4
Construction Cost \$2,500**

The floor covering in the kitchen are in generally poor condition and have reached the end of their serviceable lives. This project would provide funding to replace the entire floor with non-slip sheet vinyl. Additional costs would be required if there is asbestos in the tiles or adhesive.

KITCHEN COUNTER BACKSPLASH REPLACEMENT

**Project Index #: 2484INT5
Construction Cost \$1,500**

The kitchen countertops were replaced with granite, however the height of the surface dropped approximately 1" creating a gap between the backsplash and the granite countertop. This is a sanitary issue. This project would fund the removal and replacement of the backsplash to create a clean joint that can be sealed.

RESTROOM REMODEL

**Project Index #: 2484INT3
Construction Cost \$15,000**

The upstairs restroom in the residence is in overall poor condition. The finishes, fixtures, cabinets, toilets, showers and exhaust fans are showing signs of wear and deterioration. This project would provide for a complete remodel of the restrooms. The removal and disposal of the existing fixtures and finishes is included in this estimate.

PRIORITY CLASS 3 PROJECTS

Total Construction Cost for Priority 3 Projects: \$23,000

Long-Term Needs Four to Ten Years

EXTERIOR FINISHES

**Project Index #: 2484EXT4
Construction Cost \$11,500**

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 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 6 - 8 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

**Project Index #: 2484INT2
Construction Cost \$11,500**

The interior finishes are in fair condition. It is recommended to paint the interior walls and ceilings at least once in the next 5 - 6 years and that this project is scheduled on a cyclical basis to maintain the integrity of the structure. 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): 2,300	IBC Occupancy Type 1: 100 % R-3
Year Constructed: 1873	IBC Occupancy Type 2: 0 %
Exterior Finish 1: 100 % Painted Wood Siding	Construction Type: Wood Frame
Exterior Finish 2: 0 %	IBC Construction Type: V-B
Number of Levels (Floors): 2 Basement? Yes	Percent Fire Supressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$21,000	Project Construction Cost per Square Foot:	\$29.35
Priority Class 2:	\$23,500	Total Facility Replacement Construction Cost:	\$575,000
Priority Class 3:	\$23,000	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$67,500	FCNI:	12%

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 Office Site – FCA Site #9899
Description: View of the Unpaved Area of Site.



Marlette Lake Water System Office Site – FCA Site #9899
Description: View of Site Lacking Site Lighting.



Water Master House Shed – FCA Building #2498
Description: Exterior of the Building.



Marlette Lake Office / Storage Building – FCA Building #2488
Description: Exterior of the Building.



Marlette Lake Office / Storage Building – FCA Building #2488
Description: Interior of the Building.



Lakeview House – FCA Building #2484
Description: Exterior of the House.



Lakeview House – FCA Building #2484
Description: Sump Pump Replacement Needed.



Lakeview House – FCA Building #2484
Description: Deck Refinish Needed.



Lakeview House – FCA Building #2484
Description: Kitchen Flooring Replacement Needed.



Lakeview House – FCA Building #2484
Description: Kitchen Backsplash Replacement Needed.