

State of Nevada
Department of Administration
Public Works Division – Building and Grounds Section
Education/State Mail Services Site
Facility Condition Analysis

EDUCATION / STATE MAIL SERVICES SITE

700 East 5th Street
Carson City, Nevada 89701

Site Number: 9916
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS



Report Printed in October 2020

State of Nevada
Department of Administration
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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: 9916

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
2303	MODULAR STORAGE #2- EAST 720 E. Fifth Street Carson City	1152	1960	10/7/2020	\$47,300	\$0	\$13,800	\$61,100	\$172,800	35%
0395	STATE MAIL SERVICES BUILDING 720 E. Fifth Street Carson City	8137	1953	10/7/2020	\$90,200	\$671,400	\$200,000	\$961,600	\$2,848,000	34%
2308	EDUCATION MODULAR OFFICE-WEST 700 E. Fifth Street Carson City	1152	1960	10/7/2020	\$7,300	\$50,000	\$14,900	\$72,200	\$288,000	25%
2304	STORAGE #3 720 E. Fifth Street Carson City	600	1960	10/7/2020	\$10,750	\$1,800	\$0	\$12,550	\$60,000	21%
2302	MODULAR STORAGE #1-NORTH 700 E. Fifth Street Carson City	1440	1960	10/7/2020	\$29,200	\$0	\$14,400	\$43,600	\$216,000	20%
0202	DEPARTMENT OF EDUCATION OFFICE 700 E. Fifth Street Carson City	27500	1965	10/7/2020	\$7,500	\$251,700	\$275,000	\$534,200	\$9,625,000	6%
9916	EDUCATION/ STATE MAIL SERVICES SITE 700 E. Fifth Street Carson City		0	10/7/2020	\$18,000	\$187,500	\$31,400	\$236,900		0%
Report Totals.....:		39,981			\$210,250	\$1,162,400	\$549,500	\$1,922,150	\$13,209,800	15%

Acronyms List

Acronym	Definition
<i>Building Codes, Laws, Regulations and Guidelines</i>	
AWWA	American Water Works Association
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 in the construction industry. Some or all of these acronyms are used throughout the report.

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EDUCATION/ STATE MAIL SERVICES SITE

SPWD Facility Condition Analysis - 9916

Survey Date: 10/7/2020

EDUCATION/ STATE MAIL SERVICES SITE BUILDING REPORT

The Education/ State Mail Services Site is located on the north side of Fifth Street in Carson City. There are 6 structures on the site. There is an office building for the Department of Education, Mail Services facility, one modular structure used as an office, two modular storage buildings and a metal storage building. There is public and employee parking which does have compliant ADA parking spaces. The parking areas were re-paved in 2016. The remainder of the site is landscaped with a few trees, shrubs, and a large irrigated turf area.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$18,000****Currently Critical****Immediate to Two Years****IRRIGATION RELOCATION AND TURF REMOVAL****Project Index #: 9916ENV1****Construction Cost \$5,000**

There is a large area of irrigated turf along the south and east side of the Mail Services Building. There are sprinkler heads adjacent to the brick masonry exterior of the building which are wetting the brick and is causing damage. Water may also infiltrate the walls which could lead to mold growth and other environmental issues with the structure. This project would provide for the removal of the turf to about 5 feet away from the structure and relocate all sprinkler heads to prevent water from spraying the side of the building.

This project or a portion thereof was previously recommended in the FCA report dated 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

PARKING LOT REPAIRS**Project Index #: 9916SFT1****Construction Cost \$5,500**

A portion of the parking lot pavement was removed north of the Mail Services Building to repair an underground water main leak. The opening in the pavement is a safety concern for vehicles and employees. A temporary gravel patch is recommended as a short term repair until an asphalt paving solution is available. This project would fund the cost of the asphalt repair and the temporary fix.

TRAFFIC RATED VAULT LID REPLACEMENT**Project Index #: 9916SIT5****Construction Cost \$7,500**

The traffic rated vault lid in the driveway on the northwest corner of the Mail Services building is corroded and appears to be failing and in need of replacement. In addition, it appears that contributing to the vault lid failure is a rain gutter downspout discharging water directly onto the vault lid. This project provides funding to replace the vault lid and relocate the downspout.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$187,500****Necessary - Not Yet Critical****Two to Four Years****SEAL ASPHALT PAVING****Project Index #: 9916SIT3****Construction Cost \$62,500**

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. 50,000 square feet of asphalt area was used to generate this estimate.

UNDERGROUND PLUMBING REPLACEMENT**Project Index #: 9916SIT6****Construction Cost \$125,000**

The site's underground domestic water and waste systems are older and in poor condition. Multiple leaks have been repaired under the parking lot. Most of the systems appear to be original to the building and should be scheduled for replacement. This project would provide for replacement all of the water and sewer lines from the street to the building. This estimate includes removal and disposal of the existing systems as required.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$31,400****Long-Term Needs****Four to Ten Years****Project Index #: 9916SIT4****PARKING LOT REPLACEMENT****Construction Cost \$31,400**

The concrete public parking area, sidewalk and curbs on the south side of the Mail Services Building is failing and in need of replacement. This project provides funding to replace the concrete paving, curbs and the adjacent sidewalk. Striping for safety and parking is included in this estimate.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$18,000
Priority Class 2:	\$187,500
Priority Class 3:	\$31,400
Grand Total:	\$236,900

EDUCATION MODULAR OFFICE-WEST BUILDING REPORT

The Education Modular Office is a wood framed structure on a concrete pier foundation with an asphalt composition roof which was replaced in 2014. It has painted T1-11 siding in good condition and a composite wood framed entry deck, ramp, and stairs. The deck and ramp are in good condition and are ADA compliant. The interior consists of two offices with no restrooms, electric baseboard heat, and four wall mounted A.C. units (two A.C. units in each office). There is also a roof mounted evaporative cooler which was not operable at the time of the survey. The building has a fire alarm which is not operational and does not have fire sprinklers. The building is in fair condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$7,300**
Currently Critical **Immediate to Two Years**

FIRE ALARM SYSTEM UPGRADE **Project Index #: 2308SFT3**
Construction Cost \$5,800

This building is equipped with an automatic fire detection and alarm system that is no longer operable. According to 2018 IFC 907.8.5 Inspection, testing and maintenance, the building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. It is recommended the fire alarm AHJ (Authority Having Jurisdiction) be notified and make a determination on the disposition of the existing system, whether to demolish / decommission or upgrade and make operational. This estimate includes the cost of replacing the existing system with a new system that will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code.

STRENGTHEN GUARDRAIL **Project Index #: 2308SFT4**
Construction Cost \$1,500

The guardrail supporting the ADA handrails appears to be inadequately supported. The guardrail can be easily moved horizontally perpendicular to the path of travel. It is recommended that the guardrail and handrail be strengthened to meet 2018 IBC Chapter 1607.8 requirements.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$50,000**
Necessary - Not Yet Critical **Two to Four Years**

HVAC EQUIPMENT REPLACEMENT **Project Index #: 2308HVA1**
Construction Cost \$46,000

The building is heated and cooled by several separate pieces of equipment including electric baseboard heaters, wall-mounted evaporative coolers, and a portable air conditioning unit. These units are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of a new HVAC packaged unit and ductwork to provide conditioning for the entire 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 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

WINDOW REPLACEMENT **Project Index #: 2308EXT3**
Construction Cost \$4,000

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 4 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 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$14,900****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 2308INT1****Construction Cost \$6,900**

The interior finishes are in good condition. It is recommended that the interior walls be painted at least once in the next 8 - 9 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

EXTERIOR FINISHES**Project Index #: 2308EXT1****Construction Cost \$8,000**

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 sanding, priming, painting, caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 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): 1,152
Year Constructed: 1960
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: 0 %
Construction Type: Modular Building
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$7,300	Project Construction Cost per Square Foot:	\$62.67
Priority Class 2:	\$50,000	Total Facility Replacement Construction Cost:	\$288,000
Priority Class 3:	\$14,900	Facility Replacement Cost per Square Foot:	\$250
Grand Total:	\$72,200	FCNI:	25%

STORAGE #3

SPWD Facility Condition Analysis - 2304

Survey Date: 10/7/2020

**STORAGE #3
BUILDING REPORT**

Storage #3 is a prefabricated metal structure with metal siding and roofing on a concrete slab-on-grade foundation. There is one sectional overhead door and a man door on the north side which does not have a landing. The building is in poor condition with areas of damage to the roof and siding. The structure is used for storage of Buildings & Grounds maintenance items.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$10,750****Currently Critical****Immediate to Two Years****INSTALL EXTERIOR DOOR LANDING****Project Index #: 2304EXT3****Construction Cost \$750**

The exterior door on the north side of the building does not have a landing as required by the 2018 IBC Chapter 10. The step from finish floor to grade is about 12". This project would provide for the installation of a concrete landing at the exterior door.

This project or a portion thereof was previously recommended in the FCA report dated 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

SIDING AND ROOF REPAIRS**Project Index #: 2304EXT2****Construction Cost \$10,000**

There is damage to the metal siding and the metal roof which is compromising the weather resistance of the building. The siding has been punctured and is exposing the framing of the building. It is recommended to repair the damage immediately in order to protect the framing and the interior of the building.

This project or a portion thereof was previously recommended in the FCA report dated 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

PRIORITY CLASS 2 PROJECTS**Total Construction Cost for Priority 2 Projects: \$1,800****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES****Project Index #: 2304EXT1****Construction Cost \$1,800**

The exterior painted wood finished portions 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 2 - 3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet): 600
Year Constructed: 1960
Exterior Finish 1: 100 % Metal Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: 0 %
Construction Type: Prefabricated Metal Building
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$10,750	Project Construction Cost per Square Foot:	\$20.92
Priority Class 2:	\$1,800	Total Facility Replacement Construction Cost:	\$60,000
Priority Class 3:	\$0	Facility Replacement Cost per Square Foot:	\$100
Grand Total:	\$12,550	FCNI:	21%

MODULAR STORAGE #2- EAST

SPWD Facility Condition Analysis - 2303

Survey Date: 10/7/2020

MODULAR STORAGE #2- EAST BUILDING REPORT

The Modular Storage #2 is a wood framed structure on a concrete pier foundation with an asphalt composition roof which was replaced in 2009. It has painted T1-11 siding in good condition and a wood framed entry deck, stairs, and ramp. The deck and ramp are in poor condition and are not ADA compliant. The interior consists of storage areas with no restrooms. The building has a fire alarm which is not operational and does not have fire sprinklers. The building is in fair condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$47,300****Currently Critical****Immediate to Two Years****FIRE ALARM SYSTEM UPGRADE****Project Index #: 2303SFT2****Construction Cost \$5,800**

This building is equipped with an automatic fire detection and alarm system that is no longer operable. According to 2018 IFC 907.8.5 Inspection, testing and maintenance, the building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. It is recommended the fire alarm AHJ (Authority Having Jurisdiction) be notified and make a determination on the disposition of the existing system, whether to demolish / decommission or upgrade and make operational. This estimate includes the cost of replacing the existing system with a new system that will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code.

REPLACE ACCESSIBLE ENTRANCE RAMP / ENTRY DECK**Project Index #: 2303ADA1****Construction Cost \$22,000**

This facility has a wood ramp and entry deck located on the south side of the building. The ramp and deck are deteriorating and do not have proper landings, guardrails or handrails. This project would provide for an upgrade to the ramp to make it fully ADA compliant including new decking, handrails, guardrails, signage, and landings. The 2018 IBC Chapter 10 and 11, ICC/ANSI A117.1 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 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

REPLACE EXTERIOR STAIRS, DECK AND DOOR**Project Index #: 2303EXT4****Construction Cost \$19,500**

The existing deck and stairs on the north side of the building are in poor condition and do not meet current building code requirements. This project would provide for the removal of the existing stairs and deck and replacement with a new wood framed deck and stair system including handrails and guardrails, landing and route of travel to the paved parking area. Also included is the replacement of the exterior door, frame, and hardware.

This project or a portion thereof was previously recommended in the FCA report dated 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$13,800****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2303EXT1****Construction Cost \$8,000**

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 sanding, priming, painting, and caulking of the windows, flashing, fixtures and all other penetrations. This project also includes an allowance for the replacement of damaged fascia and trim. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES

Project Index #: 2303INT1
Construction Cost \$5,800

The interior finishes were not examined and access not provided. The building is not occupied and is used for storage. It is recommended that the interior walls be painted at least once in the next 8 - 9 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): 1,152
Year Constructed: 1960
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 **Basement?** No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: 0 %
Construction Type: Modular commercial construction.
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$47,300	Project Construction Cost per Square Foot:	\$53.04
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$173,000
Priority Class 3:	\$13,800	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$61,100	FCNI:	35%

MODULAR STORAGE #1-NORTH

SPWD Facility Condition Analysis - 2302

Survey Date: 10/7/2020

MODULAR STORAGE #1-NORTH BUILDING REPORT

The Modular Storage #1 is a wood framed structure on a concrete pier foundation with an asphalt composition shingle roof. The roof was replaced in 2014. It has painted T1-11 siding in good condition and a wood framed entry deck, stairs, and ramp. The deck and ramp are in poor condition and are not ADA compliant. The interior consists of an office space which is currently used as storage with no restrooms and there is a packaged HVAC unit located on the exterior west side of the structure. The unit is shut down and abandoned in place. The building has a fire alarm which is not operational and does not have fire sprinklers. The building is in fair condition.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$29,200****Currently Critical****Immediate to Two Years****FIRE ALARM SYSTEM UPGRADE****Project Index #: 2302SFT2****Construction Cost \$7,200**

This building is equipped with an automatic fire detection and alarm system that is no longer operable. According to 2018 IFC 907.8.5 Inspection, testing and maintenance, the building owner shall be responsible to maintain the fire and life safety systems in an operable condition at all times. It is recommended the fire alarm AHJ (Authority Having Jurisdiction) be notified and make a determination on the disposition of the existing system, whether to demolish / decommission or upgrade and make operational. This estimate includes the cost of replacing the existing system with a new system that will provide visual, as well as audible notification, in accordance with ADA requirements located in ICC/ANSI A117.1 Section 7 and the 2018 International Fire Code.

REPLACE ACCESSIBLE ENTRANCE RAMP / ENTRY DECK**Project Index #: 2302ADA1****Construction Cost \$22,000**

This facility has a wood ramp and entry deck located on the south side of the building which is the only entrance and exit to the building. The ramp and deck are deteriorating and do not have proper landings, guardrails or handrails. This project would provide for an upgrade to the ramp to make it fully ADA compliant including new decking, handrails, guardrails, signage, and landings. The 2018 IBC Chapter 10 and 11, ICC/ANSI A117.1 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 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$14,400****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 2302EXT1****Construction Cost \$7,200**

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 sanding, priming, painting, and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

INTERIOR FINISHES**Project Index #: 2302INT1****Construction Cost \$7,200**

The interior finishes were not examined and access not provided. The building is not occupied and is used for storage. It is recommended that the interior walls be painted at least once in the next 8 - 9 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): 1,440
Year Constructed: 1960
Exterior Finish 1: 100 % Painted Wood Siding
Exterior Finish 2: %
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % S-1
IBC Occupancy Type 2: 0 %
Construction Type: Modular Building
IBC Construction Type: V-N
Percent Fire Suppressed: 0 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$29,200	Project Construction Cost per Square Foot:	\$30.28
Priority Class 2:	\$0	Total Facility Replacement Construction Cost:	\$216,000
Priority Class 3:	\$14,400	Facility Replacement Cost per Square Foot:	\$150
Grand Total:	\$43,600	FCNI:	20%

STATE MAIL SERVICES BUILDING

SPWD Facility Condition Analysis - 0395

Survey Date: 10/7/2020

STATE MAIL SERVICES BUILDING

BUILDING REPORT

The State Mail Services Building is a concrete, brick masonry and steel framed structure with a single-ply and composition roofing system. The shingle roof was replaced in 2008 and the single ply in 1996. It has a concrete foundation and was formerly part of the old Fremont School. The ADA accessible ramp on the north side was replaced in 2016. The facility provides mail processing services for the State of Nevada. There is a large mail processing area with a loading dock, offices, and ADA compliant restrooms in the interior. The building has a fire sprinkler system installed. There are 6 roof top packaged HVAC units that are reaching the end of their serviceable life. Many of the facility's interior and exterior elements appear to be original 1953 era construction and showing their age.

PRIORITY CLASS 1 PROJECTS**Total Construction Cost for Priority 1 Projects: \$90,200****Currently Critical****Immediate to Two Years****DUAL LEVEL DRINKING FOUNTAIN INSTALLATION****Project Index #: 0395ADA4****Construction Cost \$5,000**

This building contains a water fountain. The 2018 IBC Section 1109.5 states where a water fountain is provided, at least half should be accessible. This project would provide funding for the purchase and installation of a new accessible fixed high/ low ADA drinking fountain. The 2018 IBC Chapter 11, ICC/ANSI A117.1 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 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

EIFS REPAIRS**Project Index #: 0395EXT4****Construction Cost \$2,000**

The EIFS (Exterior Insulating Finish System) at the front entry of the building is damaged and in need of repair and the EIFS finish has deteriorated. This project would provide for the repair of the EIFS system and re-coating all of the EIFS surfaces.

EXIT SIGN AND EGRESS LIGHTING UPGRADE**Project Index #: 0395SFT6****Construction Cost \$10,200**

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 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.

FIRE ALARM SYSTEM UPGRADE**Project Index #: 0395SFT5****Construction Cost \$16,300**

This building is lacking a fire alarm annunciation system. The existing fire alarm is connected to the flow switch in the fire suppression system but lacks notification to occupants within the building. It is recommended that a fire alarm annunciator 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 Section 7 and the 2018 International Fire Code.

INSTALL ADA SIGNAGE**Project Index #: 0395ADA3****Construction Cost \$1,200**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2018 IBC Chapter 11, ICC/ANSI A117.1 and the most current version of the Americans With Disabilities Act Accessible Guidelines (ADAAG) were used as a reference for this project.

This project or a portion thereof was previously recommended in the FCA report dated 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

INSTALL DUST COLLECTION SYSTEM

Project Index #: 0395SFT1
Construction Cost \$50,000

The building has automated OCR mail sorters, which generate an observable amount of fine paper dust. The mail sorters do not have dust collection systems. This project recommends the installation of dust collection systems for the mail sorters including vacuum tubing and all required connections to existing utilities.

This project or a portion thereof was previously recommended in the FCA report dated 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

INSTALL SEISMIC GAS SHUT-OFF VALVE

Project Index #: 0395SFT2
Construction Cost \$5,000

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 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

MOP SINK REPAIRS

Project Index #: 0395INT4
Construction Cost \$500

The mop sink on the mail sorting floor near the north wall is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide FRP to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: \$671,400

Necessary - Not Yet Critical

Two to Four Years

INTERIOR FINISHES

Project Index #: 0395INT1
Construction Cost \$81,000

The interior finishes are in poor condition. It is recommended that the interior walls be painted at least once in the next 2 - 3 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

EXTERIOR DOOR REPLACEMENT

Project Index #: 0395EXT5
Construction Cost \$14,900

The exterior metal doors on the north side are damaged from age, general wear and tear, and have reached the end of their expected life. This project would provide for the replacement of the double door assembly and two single door assemblies on the north side with new metal insulated doors, frames, and hardware. Removal and disposal of the existing doors is included in this estimate.

EXTERIOR LIGHTING REPLACEMENT

Project Index #: 0395ELE1
Construction Cost \$5,000

The building has exterior lighting on the north side of the building and the 3 existing light fixtures are old, failing, and not energy efficient. This project would provide for augmenting site lighting on the north side and replacement of the exterior lighting fixtures with new LED light fixtures using existing wiring circuits.

FLOORING INSTALLATION / REPLACEMENT

Project Index #: 0395INT3
Construction Cost \$13,000

All of the support function offices along the south wall currently do not have any floor covering. It is recommended that carpet tile be installed in these office spaces and also the main office circulation area outside the restrooms similar to the private offices and conference room. This project would enhance the acoustical attenuation in the office area needed due to the noise generated by the mail sorting machines. 1,500 square feet of flooring was used for this estimate.

HVAC EQUIPMENT REPLACEMENT

Project Index #: 0395HVA1
Construction Cost \$270,000

There are 6 rooftop packaged HVAC units that are approximately 24 years old and are not energy efficient and have reached the end of their useful life. Additionally, the rooftop units contain R-22 refrigerant which has been phased out of production. The six HVAC roof top units should be scheduled for replacement in the next 3 - 4 years. This project would provide for installation of six new HVAC packaged units, curb adapters, TCS (temperature control system), cleaning of the existing duct work and grilles, and commissioning. 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 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

LIGHTING UPGRADE

Project Index #: 0395ENR2
Construction Cost \$2,500

It is recommended that the existing lighting fixtures be re-lamped with T-8 LED lamps resulting in increased efficiency and reduced costs associated with illumination.

MECHANICAL ROOM UPGRADE

Project Index #: 0395HVA2
Construction Cost \$5,000

The mechanical room is overheating due to lack of ventilation caused by heat generated from the air compressors. This project would provide funding to install an exhaust ventilation fan to remove heat from the room.

REPLACE WINDOWS

Project Index #: 0395EXT3
Construction Cost \$109,000

The windows on the north side of the building and clerestory are original, single pane construction. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. Additionally, two exterior doors have been permanently closed and should be completely removed as part of this work scope. This estimate is for the replacement of 109 units and two abandoned doors. Removal and disposal of the existing windows is included in this estimate. Due to the historical nature of the building, this project is subject to review and approval from the State Historical Preservation Office.

This project or a portion thereof was previously recommended in the FCA report dated 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

RESURFACE CONCRETE FLOOR

Project Index #: 0395INT2
Construction Cost \$65,000

The painted concrete floor in the building is worn and cracked and should be resurfaced. This project provides for stripping existing floor paint, repairing the existing floor, and applying an appropriate clear concrete sealer.

This project or a portion thereof was previously recommended in the FCA report dated 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

ROOF REPLACEMENT

Project Index #: 0395EXT6
Construction Cost \$104,000

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1996. It is recommended that this building be re-roofed in the next 2 - 3 years to be consistent with the roofing program and the end of the warranty period.

WATER HEATER REPLACEMENT

Project Index #: 0395PLM1
Construction Cost \$2,000

There is a 53 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 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$200,000****Long-Term Needs****Four to Ten Years****EXTERIOR FINISHES****Project Index #: 0395EXT1****Construction Cost \$57,000**

The exterior finishes are in good condition with the exception of the EIFS system at the front entry which will be addressed as a separate project. 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 are cleaning and sealing the brick masonry, painting, staining or other applied finishes, and caulking around windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed, painted, and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project also includes the repair and / or replacement of missing and damaged brick masonry units.

LOADING DOCK REFURBISHMENT**Project Index #: 0395EXT7****Construction Cost \$23,000**

The concrete vehicle ramp and curbs at the loading dock are failing and need replacement. Additionally, the columns supporting the dock awning are unprotected from vehicular and pallet truck traffic. This project would provide funding to remove and replace the failing concrete, add metal bollards protecting the awning support columns, and add additional dock bumpers as required.

RESTROOM REMODEL**Project Index #: 0395ADA6****Construction Cost \$120,000**

The restrooms in the building date back to the original construction in 1953. They are old and reaching the end of their expected and useful life. An entire remodel is recommended. This project would provide funding for remodeling the men's and women's restrooms per ADA regulations. Task items include demolition and replacement of under slab waste lines, all interior finishes and fixtures. 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.

BUILDING INFORMATION:

Gross Area (square feet): 8,137
Year Constructed: 1953
Exterior Finish 1: 70 % Brick Masonry
Exterior Finish 2: 30 % Glazing
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 100 % B
IBC Occupancy Type 2: %
Construction Type: Concrete, Masonry & Steel
IBC Construction Type: V-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$90,200	Project Construction Cost per Square Foot:	\$118.18
Priority Class 2:	\$671,400	Total Facility Replacement Construction Cost:	\$2,848,000
Priority Class 3:	\$200,000	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$961,600	FCNI:	34%

**DEPARTMENT OF EDUCATION OFFICE
BUILDING REPORT**

The Department of Education Office is a concrete masonry and steel framed structure with a single-ply and composition roofing system on a concrete foundation. The single ply roof was replaced in 2015. It was formerly the Fremont School. The facility contains offices, conference rooms, storage areas, and ADA compliant restrooms. The building has a fire sprinkler and alarm system, 12 roof mounted packaged HVAC systems, and one gas fired ceiling mounted heater in the large storage space. The building is in good condition.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: \$7,500**
Currently Critical **Immediate to Two Years**

CONCRETE STAIR REPLACEMENT **Project Index #: 0202EXT5**
Construction Cost \$7,500

The concrete stairs that access the east end of the building are deteriorating. Spalling and cracking have occurred. Exposure to the elements is a contributing factor. It appears these stairs are original to the building. A replacement of the stairs, landing, and guardrail system is recommended.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: \$251,700**
Necessary - Not Yet Critical **Two to Four Years**

EXTERIOR DOOR REPLACEMENT **Project Index #: 0202EXT4**
Construction Cost \$5,000

The existing west facing exterior metal doors and frame located on the north side of the building appear to be original to the building. The hinges and doors are damaged and showing signs of wear and deterioration from constant use. This project would provide for the removal of the existing doors and replacement with a new metal door assembly including frames, locks, hardware, and painting. Removal and disposal of the existing doors and painting of the new doors is included in this estimate.

EXTERIOR LIGHTING REPLACEMENT **Project Index #: 0202ENR2**
Construction Cost \$25,000

The building has perimeter lighting on the exterior of the building, but the light fixtures are old and not energy efficient. This project would provide for the replacement of the exterior lighting fixtures with new LED light fixtures using existing wiring. This estimate is based on replacing 25 fixtures.

REPLACE CARPETING **Project Index #: 0202INT2**
Construction Cost \$131,700

The carpeted flooring was installed during the remodel of 1995. It is reaching the end of its expected life and should be scheduled for replacement. This project would provide for the removal of the existing carpet and installation of new commercial grade carpet tiles and new rubber base.

This project or a portion thereof was previously recommended in the FCA report dated 03/31/2009. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/07/2020.

SEWER SYSTEM REPLACEMENT **Project Index #: 0202PLM2**
Construction Cost \$90,000

The sewer / wastewater infrastructure in the building is over 50 years old and has caused maintenance problems. This project would provide for the removal of the existing infrastructure and installation of a new sewer / waste water infrastructure in the building. 300 linear feet of cast iron pipe was used to generate this estimate.

PRIORITY CLASS 3 PROJECTS**Total Construction Cost for Priority 3 Projects: \$275,000****Long-Term Needs****Four to Ten Years****INTERIOR FINISHES****Project Index #: 0202INT1****Construction Cost \$82,500**

The interior finishes are in good condition. It is recommended that the interior walls be painted at least once in the next 8 - 9 years. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

EXTERIOR FINISHES**Project Index #: 0202EXT1****Construction Cost \$192,500**

The exterior finishes are in good condition. 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 cleaning and sealing the brick masonry, painting, staining, or other applied finishes, and caulking around windows, flashing, fixtures and other penetrations. It is recommended that the building be sealed, painted, and caulked in the next 8 - 9 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Also included is repairs to the damaged brick masonry columns and damaged infill CMU / concrete slab areas where doors were once located.

BUILDING INFORMATION:

Gross Area (square feet): 27,500
Year Constructed: 1965
Exterior Finish 1: 90 % Painted CMU
Exterior Finish 2: 10 % Brick Masonry
Number of Levels (Floors): 1 Basement? No
IBC Occupancy Type 1: 80 % B
IBC Occupancy Type 2: 20 % A-3
Construction Type: Concrete Masonry & Steel
IBC Construction Type: V-B
Percent Fire Suppressed: 100 %

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	\$7,500	Project Construction Cost per Square Foot:	\$19.43
Priority Class 2:	\$251,700	Total Facility Replacement Construction Cost:	\$9,625,000
Priority Class 3:	\$275,000	Facility Replacement Cost per Square Foot:	\$350
Grand Total:	\$534,200	FCNI:	6%

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).

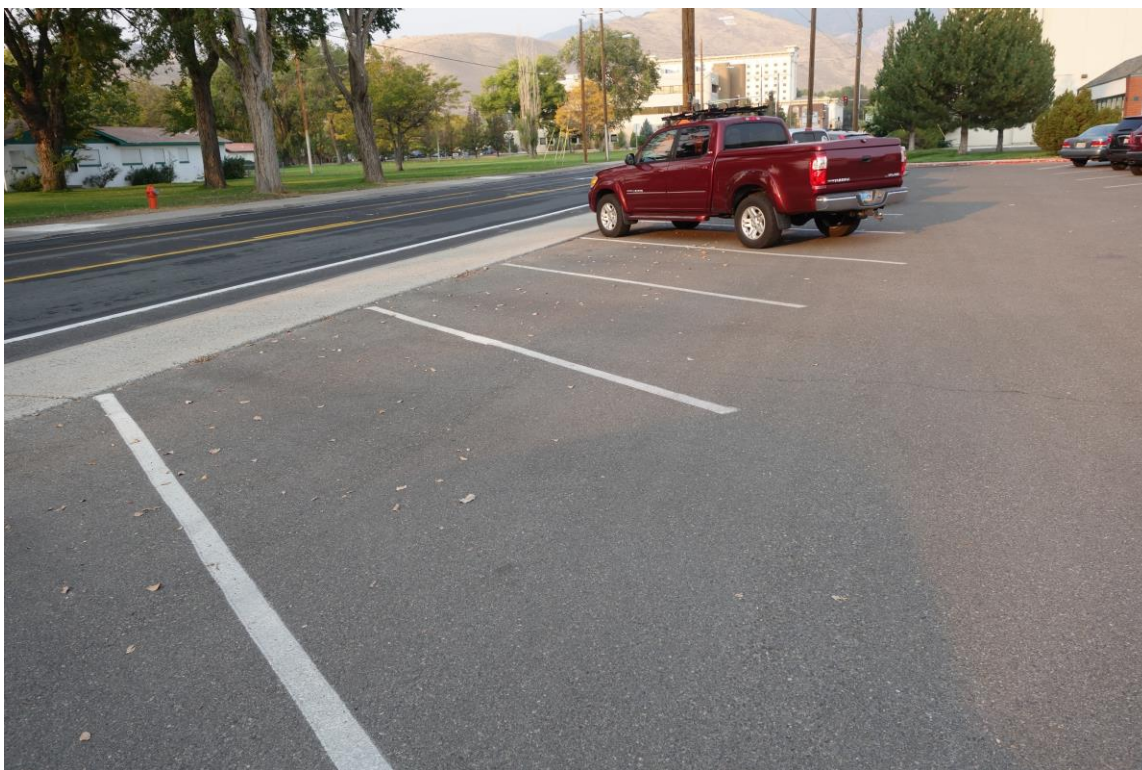
This report was created under the authority found in NRS 341.128 by the State Public Works Division and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Division
 Facilities Condition Analysis

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

(775) 684-4141 voice
 (775) 684-4142 facsimile



Education / State Mail Services - Site #9916
Description: View of Parking South of Education Building #0202.



Education / State Mail Services - Site #9916
Description: View of Parking North of Education Building #0202.



Education / State Mail Services - Site #9916
Description: View of Parking North of Mail Services Building #0395.



Education / State Mail Services - Site #9916
Description: Parking Lot Replacement South of Mail Services Building #0395.



Education Modular Office-West - Building #2308
Description: Exterior of the Building.



Education Modular Office-West - Building #2308
Description: Strengthen Guardrail.



Storage #3 - Building #2304
Description: Exterior of the Building.



Storage #3 - Building #2304
Description: Siding Repairs and Exterior Finishes.



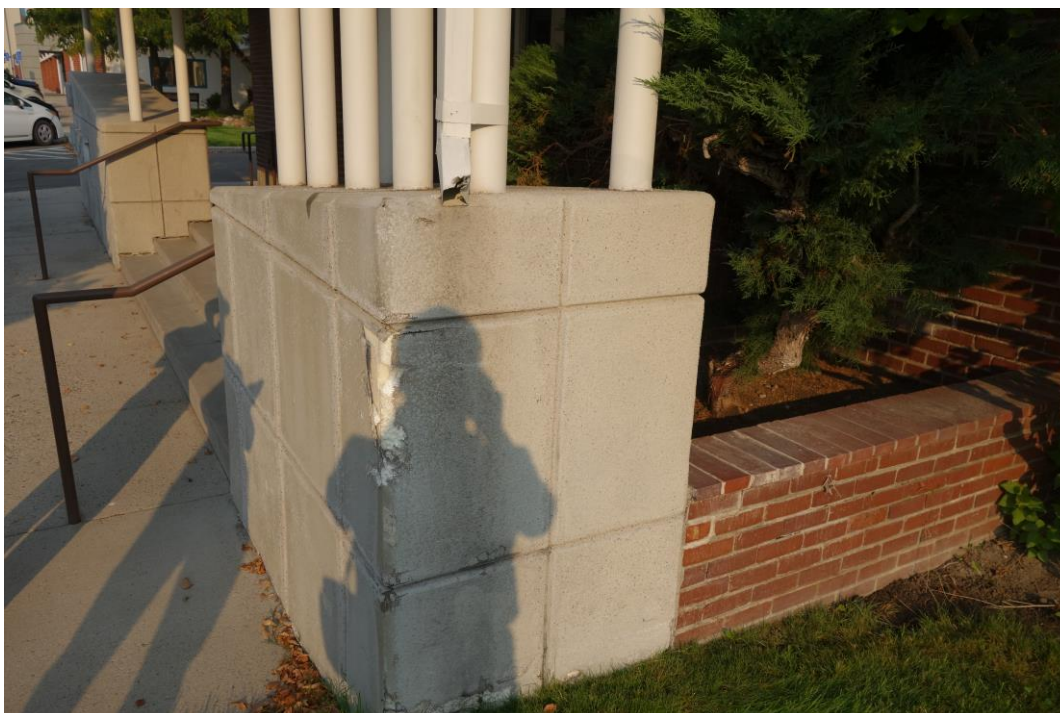
Modular Storage #2-East - Building #2303
Description: Replace Accessible Ramp / Entry Deck.



Modular Storage #1-North - Building #2302
Description: Exterior of the Building.



State Mail Services Building - Building #0395
Description: Exterior of the Building.



State Mail Services Building - Building #0395
Description: EIFS Repairs.



State Mail Services Building - Building #0395
Description: Resurface Concrete Floor.



State Mail Services Building - Building #0395
Description: Exterior Lighting Upgrade.



State Mail Services Building - Building #0395
Description: Replace Windows.



State Mail Services Building - Building #0395
Description: Loading Dock Refurbishment.



Department of Education Office - Building #0202
Description: Main Entrance into Building.



Department of Education Office - Building #0202
Description: Concrete Stair Replacement.



Department of Education Office - Building #0202
Description: Exterior Door Replacement.



Department of Education Office - Building #0202
Description: Exterior Lighting Replacement.