

State of Nevada  
Department of Administration  
Buildings and Grounds Section

# NEVADA STATE CAPITOL

101 North Carson Street  
Carson City, Nevada 89701

**Site Number: 9918**  
**STATE OF NEVADA PUBLIC WORKS DIVISION**  
**FACILITY CONDITION ANALYSIS**



Report distributed in October 2021

State of Nevada  
Department of Administration  
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: 9918

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
0235	NEVADA STATE CAPITOL 101 N. Carson Street Carson City	54778	1870	2/2/2021	\$638,050	\$6,415,700	\$610,390	\$7,664,140	\$47,273,400	16%
0203	STATE CAPITOL ANNEX 101 N. Carson Street Carson City	9864	1905	2/2/2021	\$5,300	\$732,000	\$52,220	\$789,520	\$6,539,800	12%
9918	NEVADA STATE CAPITOL SITE 101 N. Carson Street Carson City		0	2/2/2021	\$231,700	\$0	\$861,200	\$1,092,900		0%
Report Totals.....:		64,642			\$875,050	\$7,147,700	\$1,523,810	\$9,546,560	\$53,813,200	18%

### 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.

Table of Contents

Building Name	Index #
NEVADA STATE CAPITOL SITE	9918
NEVADA STATE CAPITOL	0235
STATE CAPITOL ANNEX	0203

## NEVADA STATE CAPITOL SITE BUILDING REPORT

The State Capitol site is home to the Nevada State Capitol and the Capitol Annex. It has a large landscaped area surrounding the buildings which consists of trees, some of which are indigenous to the state of Nevada, shrubs and a large area of turf. The site is fully irrigated with a short wrought iron fence surrounding it and delineates the site from adjacent buildings in the area. All of the site is ADA accessible to the public via concrete walkways. Directional signage is present along the designated ADA accessible routes. There is on-site parking for staff only and public parking is provided offsite.

### PRIORITY CLASS 1 PROJECTS

**Total Construction Cost for Priority 1 Projects: \$231,700**

**Currently Critical**

**Immediate to Two Years**

#### CONCRETE STAIR REPAIRS

**Project Index #: 9918SFT1**

**Construction Cost \$211,900**

The concrete finish of the exterior concrete breezeway and steps is in a state of irreversible deterioration. This condition presents a safety hazard to both state employees and the visiting public. It is currently a tripping hazard especially during inclement weather. This project addresses removal and replacement of the entire stair structure and breezeway. A snow melt system will be installed in the new breezeway walkway and steps. In addition new stair railings and guardrails will be installed. Removal and disposal of the existing materials are included in this project.

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 03/23/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2021.

#### SIDEWALK / CONCRETE REPAIRS

**Project Index #: 9918ADA1**

**Construction Cost \$19,800**

Some of the sidewalks around the building are deteriorated and failing and some do not meet ADA requirements. In some areas there is extensive cracking, heaving and settling. The concrete landings at the bottom of the three steel exterior exit stairs are too small and one is missing. This project addresses removal and replacement of existing sidewalks as needed particularly for the ADA path of travel on the east side of the site and installing new landings for the exit stairs. NRS 338.180, IBC - 2018, 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. 1,000 square feet of concrete sidewalk / landings replacement was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/23/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2021.

### PRIORITY CLASS 3 PROJECTS

**Total Construction Cost for Priority 3 Projects: \$861,200**

**Long-Term Needs**

**Four to Ten Years**

#### PRESERVATION AND RESTORATION OF HISTORIC FENCE

**Project Index #: 9918SIT5**

**Construction Cost \$848,800**

The historic iron fence surrounding the Capitol grounds was originally constructed in the late 1870's. Ironwork support points have rusted and expanded, eroding the stone base, and leaving portions of the fence unsupported. The fence is undulating due to damaged connections caused by impact and vehicular damage, and structural failures due to loss of anchorage. Base stones are fractured, spalling, eroding, and covered with biological growth in places. This project will provide critical maintenance and repairs to preserve the Capitol Plaza Fence an important historic structure. As identified in the Capitol Fence HSR (Historic Structure Report). The scope consists of ironwork repairs, sandstone repairs, fence stabilization, painting and light fixture restoration. This project also includes recasting the end posts to 1875 appearance and recasting and restoring the light extensions to the 1911 design.

**SLURRY SEAL ASPHALT PAVING****Project Index #: 9918SIT3****Construction Cost \$12,400**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and slurry sealing of the paving including the access road and parking area on the south side of the Capitol. 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. 10,000 square feet of asphalt area was used to generate this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/23/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2021.

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b>	<b>\$231,700</b>
<b>Priority Class 2:</b>	<b>\$0</b>
<b>Priority Class 3:</b>	<b>\$861,200</b>
<b>Grand Total:</b>	<b>\$1,092,900</b>

## NEVADA STATE CAPITOL

SPWD Facility Condition Analysis - 0235

Survey Date: 2/2/2021

## NEVADA STATE CAPITOL BUILDING REPORT

The Capitol's prominent silver dome is Carson City's most visible landmark and has been a symbol of Nevada's government since its completion in 1870.

Nevada passed from a territory to statehood in four short years, 1861-1864. On display are the wine glasses Territorial Governor James W. Nye and Carson City founder Abe Curry used to toast the success of the new state. Also on view is a thirty-six star U.S. flag commemorating the Silver State's recognition as the thirty-sixth state to join the Union.

Nevada's government has evolved in this building, where state officials have had their offices and the senate and assembly once met. On view is one of the original legislative desks purchased in 1871.

Also in place is the elk horn chair of Nevada Governor John Sparks, the honorary chair used by President Teddy Roosevelt when he was welcomed to the capital as the Hero of San Juan in 1903.

Today, The Capitol Building houses the offices of the Governor, Secretary of State, Treasurer, Lieutenant Governor, and Controller.

The sandstone masonry building has been seismically retrofitted and the HVAC system upgraded in 2005 which included 4 new hot water boilers, chiller, heat exchanger and linking the system with the annex. An energy management system was upgraded in 2011. The building is mostly ADA compliant, has fire sprinklers, and a new fire alarm system.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$638,050****Currently Critical****Immediate to Two Years****ADA ACCESSIBLE COUNTER****Project Index #: 0235ADA1****Construction Cost \$5,000**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The security desk near the entrance to the building has a counter for the public to approach which does not meet current codes. Section 7.2 of the Americans with Disabilities Act Accessible Guidelines (ADAAG) states that the counter must have a portion which is at least 36" in length with a maximum height of 36" above the finish floor. This project will provide an accessible counter space in accordance with this requirement. NRS 338.180, IBC - 2018, 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.

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 09/03/2003 and 03/23/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2021.

**ADA RESTROOM UPGRADES****Project Index #: 0235ADA5****Construction Cost \$549,300**

The second floor men's and women's restrooms were last renovated in the 1970s and do not meet current architectural standards. This project would fund the remodel of these restrooms and enlarging them by removing the adjacent unisex restroom. The remodeled space will include new sinks, toilets, hardware, mirrors, fixtures, flooring and wall finishes. 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.



## **DUAL LEVEL DRINKING FOUNTAIN INSTALLATION**

**Project Index #: 0235ADA4**

**Construction Cost \$8,000**

This building contains a water fountain on each floor. The basement floor and 1st floor drinking fountains are not accessible. The 2018 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two new accessible fixed high/ low ADA drinking fountains for the basement and 1st floor. NRS 338.180, IBC - 2018, 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 03/23/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2021.

## **ELECTRICAL COORDINATION STUDY**

**Project Index #: 0235ELE4**

**Construction Cost \$50,000**

An electrical coordination study has not been performed or is more than 5 years since the last coordination study was done. The latest electrical code requires coordination studies be verified and performed every 5 years to provide the safety requirements for maintenance personnel. This project will perform the required coordination study, evaluation and adjustments for the building electrical distribution system.

This project is in design under CIP 21-M51 and the estimate is based off that project.

## **GFCI DUPLEX OUTLET REPLACEMENTS**

**Project Index #: 0235SFT1**

**Construction Cost \$600**

There are two outlets in the Governor's Office kitchen which are not GFCI. One is above the countertop near the sink and the other is in the cabinet directly under the sink. These outlets should be changed to GFCI type outlets per the NEC.

This project would provide for the purchase and installation of two GFCI duplex outlets.

This project or a portion thereof was previously recommended in the FCA report dated 03/23/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2021.

## **GFCI OUTLET INSTALLATION**

**Project Index #: 0235ELE3**

**Construction Cost \$150**

The existing receptacles at the drinking fountains appear to be standard duplex receptacles and may not be GFCI protected. The 2017 NEC 210.8 requires all locations within 6 feet of a water source, garages & accessory buildings and outdoors shall have GFCI protection. This project would provide for removing the standard receptacles and installing GFCI receptacles.

## **REMOVE VINE GROWTH FROM BUILDING**

**Project Index #: 0235EXT2**

**Construction Cost \$25,000**

There is extensive vine growth on the exterior sandstone masonry of the building. This will damage the sandstone masonry and grout joints. This project will provide for the removal of all vines from the exterior of the building including the actual plant itself along the perimeter of the structure.

This project is in design under CIP 21-M46 and the estimate is based off that project.

This project or a portion thereof was previously recommended in the FCA report dated 03/23/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2021.

## **PRIORITY CLASS 2 PROJECTS**

**Total Construction Cost for Priority 2 Projects: \$6,415,700**

**Necessary - Not Yet Critical**

**Two to Four Years**

## **BASEMENT CARPET REPLACEMENT**

**Project Index #: 0235INT4**

**Construction Cost \$4,200**

The carpet in the staff offices in the Basement is showing signs of extreme wear. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.

This project or a portion thereof was previously recommended in the FCA report dated 03/23/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2021.

**Project Index #: 0235EXT1**  
**Construction Cost \$4,148,000**

#### **EXTERIOR FINISHES RESTORATION**

The exterior finishes are showing their age and in need of restoration. 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 are sanding, priming and painting, cleaning, sealing and repointing the sandstone masonry, and repairing/caulking the windows, flashing, gutters, fixtures and all other penetrations. It is recommended that the building be painted, sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project is in design under CIP 21-M46 and the estimate is based off that project.

**Project Index #: 0235INT5**  
**Construction Cost \$6,500**

#### **GYPSUM BOARD REPAIR**

Water leaks and moisture has damaged the gypsum board in ceiling of the Capitol Dome room. This project recommends removing the gypsum board, replacing, patching and re-painting to restore the original finish.

This project should be implemented concurrently with the EXTERIOR FINISHES RESTORATION project.

**Project Index #: 0235HVA1**  
**Construction Cost \$1,832,000**

#### **HVAC SYSTEM RENOVATION**

The air distribution system equipment including the dual duct terminal units and temperature control system are over 40 years old and at the end of their useful life. This project will include replacing the existing dual-duct terminal units, ductwork connections at the terminal units, and related controls. Some ceilings will need to be removed to access the mechanical equipment while others can be accessed by attic access platforms. Additionally, the temperature control system will be upgraded to replace the wireless control system. Removal and disposal of the existing materials are included in this project.

This project is in design under CIP 21-M59 and the estimate is based off that project.

**Project Index #: 0235INT6**  
**Construction Cost \$425,000**

#### **INTERIOR DOME RENOVATION**

The interior of the capitol dome, window frames and interior framing show signs of water leaks. This project will complete design through construction of an interior renovation of the Capitol Dome. The scope of work includes repair of the interior finishes that are severely water damaged, seal and repair all damaged wooden window frames and provide for a finish coat of interior paint.

#### **PRIORITY CLASS 3 PROJECTS**

**Total Construction Cost for Priority 3 Projects: \$610,390**

##### **Long-Term Needs**

##### **Four to Ten Years**

**Project Index #: 0235HVA2**  
**Construction Cost \$336,500**

#### **BOILER REPLACEMENT**

There are 4 existing gas fired boilers which provide heat for the entire building. They were installed in 1991 and are reaching the end of their useful life. The life expectancy of these units is 20 to 25 years with proper maintenance and water treatment programs. This project would provide for the removal and replacement of the 4 boilers, pumps & piping modifications, electrical modifications and commissioning.

**Project Index #: 0235INT2**  
**Construction Cost \$273,890**

#### **INTERIOR FINISHES**

The interior finishes are in good condition. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**BUILDING INFORMATION:**

Gross Area (square feet): 54,778	IBC Occupancy Type 1: 70 % B
Year Constructed: 1870	IBC Occupancy Type 2: 30 % A-3
Exterior Finish 1: 100 % Sandstone Masonry	Construction Type: Sandstone Masonry
Exterior Finish 2: %	IBC Construction Type: III-B
Number of Levels (Floors): 2 Basement? Yes	Percent Fire Supressed: 100 %

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

Priority Class 1: \$638,050	Project Construction Cost per Square Foot: \$139.91
Priority Class 2: \$6,415,700	Total Facility Replacement Construction Cost: \$47,273,000
Priority Class 3: \$610,390	Facility Replacement Cost per Square Foot: \$863
Grand Total: \$7,664,140	FCNI: 16%

## STATE CAPITOL ANNEX

SPWD Facility Condition Analysis - 0203

Survey Date: 2/2/2021

## STATE CAPITOL ANNEX BUILDING REPORT

The State Capitol Annex is a sandstone masonry and wood framed structure with a composition roofing system on a concrete and stone foundation. Originally constructed in 1905, it was remodeled and seismically retrofitted in 2005. It contains offices, a break room and ADA unisex restroom on the first level and a large meeting room and ADA unisex restroom on the upper level although the upper level does not have an elevator for people who are mobility impaired. The facility has fire sprinklers, a new alarm system and the HVAC system has been upgraded and tied into the State Capitol's system along with a new energy management system.

**PRIORITY CLASS 1 PROJECTS****Total Construction Cost for Priority 1 Projects: \$5,300****Currently Critical****Immediate to Two Years****ADA KITCHENETTE UPGRADES****Project Index #: 0203ADA1****Construction Cost \$3,300**

The kitchenette in the employee break room does not entirely meet the Americans with Disabilities Act (ADA) requirements. Minor modifications are necessary. This project would provide funding for upgrades to the kitchenette to remove architectural barriers. These items may include a new sink, modifications to the casework to provide clearances, hardware, relocating the microwave and moving furniture to provide clearances. NRS 338.180, IBC - 2018, 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 03/23/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2021.

**ADA SIGNAGE****Project Index #: 0203ADA4****Construction Cost \$2,000**

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 restrooms and breakroom do not have any signage. It is recommended that applicable signage be installed where required. NRS 338.180, IBC - 2018, 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.

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 09/03/2003 and 03/23/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2021.

**PRIORITY CLASS 2 PROJECTS****Total Construction Cost for Priority 2 Projects: \$732,000****Necessary - Not Yet Critical****Two to Four Years****EXTERIOR FINISHES RESTORATION****Project Index #: 0203EXT2****Construction Cost \$732,000**

The exterior finishes are in poor condition. It is important to maintain the finish, weather resistance, and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are sanding, priming and painting, cleaning, sealing and repointing the sandstone masonry, and repairing/caulking the windows, flashing, gutters, fixtures and all other penetrations. It is recommended that the building be painted, sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project is in design under CIP 21-M46 and the estimate is based off of that project.

**PRIORITY CLASS 3 PROJECTS****Total Construction Cost for Priority 3 Projects: \$52,220****Long-Term Needs****Four to Ten Years****Project Index #: 0203INT2****INTERIOR FINISHES****Construction Cost \$49,320**

The interior finishes are in good condition except for minor touchup needed immediately for the dome supporting columns on the second floor. It is recommended that the interior walls and ceilings be painted at least once in the next 6 - 8 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

**Project Index #: 0203PLM1****WATER HEATER REPLACEMENT****Construction Cost \$2,900**

There is a 30 gallon electric water heater in the building that was installed in 2005. 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 4 - 5 years. It is recommended that a new on-demand electric water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 03/23/2011. It has been amended accordingly to reflect conditions observed during the most recent survey date of 02/02/2021.

**BUILDING INFORMATION:**

<b>Gross Area (square feet):</b> 9,864	<b>IBC Occupancy Type 1:</b> 50 % B
<b>Year Constructed:</b> 1905	<b>IBC Occupancy Type 2:</b> 50 % A-3
<b>Exterior Finish 1:</b> 100 % Sandstone Masonry	<b>Construction Type:</b> Sandstone Masonry
<b>Exterior Finish 2:</b> %	<b>IBC Construction Type:</b> III-B
<b>Number of Levels (Floors):</b> 2	<b>Percent Fire Suppressed:</b> 100 %
<b>Basement?</b> Yes	

**PROJECT CONSTRUCTION COST TOTALS SUMMARY:**

<b>Priority Class 1:</b> \$5,300	<b>Project Construction Cost per Square Foot:</b> \$80.04
<b>Priority Class 2:</b> \$732,000	<b>Total Facility Replacement Construction Cost:</b> \$6,540,000
<b>Priority Class 3:</b> \$52,220	<b>Facility Replacement Cost per Square Foot:</b> \$663
<b>Grand Total:</b> \$789,520	<b>FCNI:</b> 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





Nevada State Capitol - Site #9918  
Description: Site View to Southwest.



Nevada State Capitol - Site #9918  
Description: Site View to Southeast and Supreme Court.





Nevada State Capitol - Site #9918  
Description: Stairs and Breezeway Concrete Replacement Needed.



Nevada State Capitol - Site #9918  
Description: Sidewalk Replacement Needed.





Nevada State Capitol - Site #9918  
Description: Historic Fence Preservation Needed.



Nevada State Capitol - Building #0235  
Description: View of 1<sup>st</sup> Floor North Hall and Security Desk





Nevada State Capitol - Building #0235  
Description: Dual Height Drinking Fountain.



Nevada State Capitol - Building #0235  
Description: Vine Growth Removal Needed to Preserve Sandstone Façade.





Nevada State Capitol - Building #0235  
Description: Exterior Finishes Façade Restoration Needed.



Nevada State Capitol - Building #0235  
Description: Drywall Repairs under Capitol Dome Needed.



Nevada State Capitol Annex - Building #0203  
Description: Interior View of 2<sup>nd</sup> Floor.



Nevada State Capitol Annex - Building #0203  
Description: Lack of Restroom ADA Signage.





Nevada State Capitol Annex - Building #0203  
Description: Exterior Finishes Façade Restoration Needed.